



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Land Use/Planning/Public Works Committee

### ~ AGENDA ~

Chairman  
Kevin J. Dombrowski

Regular Meeting

**Monday, March 6, 2023**

**6:00 PM**

**Town Hall Annex - Hybrid Format**

In -Person: Council Chambers-Town Hall Annex Building

**Join Zoom Meeting from your Computer, Smart Phone or Tablet:**

**[https://us06web.zoom.us/j/84719990774?](https://us06web.zoom.us/j/84719990774?pwd=WExRWE9yRk5WcVEycVRBWTVmaER1QT09)**

**[pwd=WExRWE9yRk5WcVEycVRBWTVmaER1QT09](#)**

**Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 847 1999 0774; Passcode: 298123**

- I. CALL TO ORDER
- II. ROLL CALL
- III. RESIDENTS & PROPERTY OWNERS COMMENTS
- IV. PRESENTATIONS / INFORMATIONAL ITEMS
- V. APPROVAL OF MINUTES

MOTION to approve the LUPPW Committee Regular Meeting Minutes of February 6, 2023

**Attachments:** [LUPPW-MIN-2022-02-06.pdf](#)

VI. OLD BUSINESS

- 1. Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “Assignment of Administrative Control”.

**Attachments:** [ADMIN CONTROL TOWN OWN LAND -Appendix B -2022-03-07.xlsx](#)

[Propety Added to Town Inventory Since 2017-E-mail2003-02--08 .pdf](#)

- 2. Continued discussion regarding the progress of enforcing regulations to address blight issues.

**Attachments:** [ORD-300-012-rev-1-Blight-Ordinance-and-Public-Nuisance-for-the-Town-of-Ledyard.pdf](#)

- 3. Status update regarding security and safety concerns regarding Park on East Drive

**Attachments:** [East Drive Park-Jamieson -Saums e-mail Thread-2022-09-27.pdf](#)  
[East Drive Park-Jamieson e-mail-2022-09-20.pdf](#)  
[EAST DRIVE -Color-FLYER-NEWS PAPER-2022-07-20.pdf](#)  
[East Drive Park-Informal Conversation 2022-07-20-Community Relations ltr dated 2022-07-02 to Residents-A.pdf](#)

4. Discussion regarding the appropriate mechanism to provide information to residents pertaining to the structure and operation of land use processes in the Town of Ledyard.

Any other New Business proper to come before the Committee.

VII. NEW BUSINESS

2. Any other New Business proper to come before the Committee.

IV ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1194

**Agenda Date:** 3/6/2023

**Agenda #:**

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## MINUTES

**Minutes:**

MOTION to approve the LUPPW Committee Regular Meeting Minutes of February 6, 2023



**TOWN OF LEDYARD**  
CONNECTICUT  
TOWN COUNCIL  
HYBRID FORMAT

741 Colonel Ledyard Highway  
Ledyard, CT 06339

860 464-3203  
Roxanne Maher

Chairman Kevin J. Dombrowski

**MINUTES**  
**LAND USE/PLANNING/PUBLIC WORKS COMMITTEE –**  
**REGULAR MEETING**

Monday, February 6, 2023

6:00 PM

Town Hall Annex Building

**DRAFT**

- I. CALL TO ORDER – The meeting was called to order by Councilor Paul at 6:02 p.m. at the Council Chambers, Town Hall Annex Building.

Councilor Paul welcomed all to the Hybrid Meeting. He stated for the Town Council Land Use/Planning/Public Works Committee and members of the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

- II. ROLL CALL –

Attendee Name	Title	Status	Location	Arrived	Departed
Gary Paul	Committee Chairman	Present	In-Person	6:02 pm	6:45 pm
John Marshall	Town Councilor	Present	Remote	6:02 pm	6:45 pm
S. Naomi Rodriguez	Town Councilor	Present	In-Person	6:02 pm	6:45 pm
Kevin Dombrowski	Chairman	Present	In-Person	6:02 pm	6:45 pm
Michael Marelli	Conservation Commission Chairman	Present	In-Person	6:02 pm	6:45 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:02 pm	6:45 pm

- III. CITIZENS' PETITIONS – None.

- IV. PRESENTATIONS/INFORMATIONAL ITEMS

1. Conservation Commission Interest to purchase 154 Stoddards Wharf Road for Open Space

Mr. Michael Marelli, 4 Lee Brook Drive, Ledyard, Conservation Commission Chairman, stated during the Town Council’s January 11, 2023 meeting that he noted the Conservation Commission was interested in purchasing a piece of property to add to the town’s Open Space Inventory. He stated at that time he was looking for direction on how to proceed with the Commission’s idea and permission to begin the process. He stated Chairman Dombrowski referred the matter to the Land Use/Planning/Public Works Committee, which was the reason he was present this evening; and that Mayor Allyn stated that he could contact the Broker to see if there were any other interested parties in the property and to gather other relevant information.

Mr. Marelli continued by noting the property that was for sale was a 36-acre +/- parcel located at 154 Stoddards Wharf Road, located across the street from Whalehead Road; and was currently owned by Pfizer. He stated the asking price was \$195,000, and he explained



that the Conservation Commission would like to apply for a State of Connecticut Open Space Watershed Acquisition Grant that would pay up-to 65% or about \$126,000 of the cost leaving a town share of about \$68,000. He noted in addition to the sale price of the property that there would be other expenses involved such as conducting a A-1 Survey, property appraisal, legal description, and legal fees, etc. He stated the Grant Application period typically opened in September.

Mr. Marelli stated based on the Mayor's suggestion to contact the Broker that he learned there may be a private party interested in purchasing the property. He stated that the Broker did not know how long Pfizer would wait to sell the property to the town because of the time involved to apply for and receive the grant funding.

Mr. Marelli went on to state after talking with the Broker that he followed up with Mayor Allyn, who suggested that the Conservation Commission ask if they could get a better price or if Pfizer would consider donating the property to the town. Mr. Marelli stated that he has walked the property and that it was not buildable noting that he was told at one time it was a quarry.

Mr. Marelli explained the reasons the Conservation Commission was interested in purchasing 154 Stoddards Wharf Road were:

- Town currently owned a 5-acre parcel that abutted the property.
- An old Pump Station was located in the area that was no longer being used for potable water, but that the pump station was still used by the Public Works Department.
- The Billings/Avery Pond runs onto the property.
- The property would be contiguous with other greenways in the area, noting its proximity to the Tri-Town Trail (Bluff Point to Preston Plains Park).
- Groton Utilities used the area as a watershed.
- Avalonia Land Conservancy was seeking to purchase the neighboring property located at 148 Stoddards Wharf Road.

Mr. Marelli went on state that he has not spoken to any parties about the Conservation Commission's interest for the town to acquire the property, because he wanted to inform the Town Council first of their interest in the property, and also provide them with some background information regarding the parcel and its surroundings.

Chairman Dombrowski asked that Mr. Marelli work with the Mayor's Office regarding the Conservation Commission's interest to purchase the open space parcel. He explained that there was a town process in place to obtain authorization for the town to seek a Grant, noting that there would be some town expenses to file the Grant Application, such as conducting a A-1 Survey, property appraisal, legal description of the property, legal fees, etc. as Mr. Marelli noted earlier this evening. He also explained that they would need to identify and appropriate the funding source for the town's local share, and that in accordance with state statute 163(e) a Public Hearing would be required; and in accordance with Chapter VII of the Town Charter a Special Town Meeting would be required for the townspeople

to vote on the town purchasing the property. He also noted that the Planning & Zoning Commission would be required to conduct an 8-24 Review.

Mr. Marelli addressed the Grant Application process and he noted that they were required to show that the purchase of the property would be in-keeping with the most recent Plan of Conservation and Development (POCD) which was last updated in 2012. Chairman Dombrowski explained that state statute required the POCD to be updated every ten years and he suggested Mr. Marelli talk with the Planning & Zoning Commission regarding the latest version of the POCD.

Councilor Marshall questioned the previous use of 154 Stoddards Wharf Road. Mr. Marelli stated that he was told that the property was formerly used as a quarry. He stated in walking the property he saw some dykes or berms on the property, which he thought may be some type of geological feature. Chairman Dombrowski questioned whether there were any dams on the property. Mr. Marelli stated there were no dams on the property.

The LUPPW Committee noted that no action was required this evening regarding the Conservation Commission's interest to purchase 154 Stoddards Wharf Road to add to the town's open space inventory.

**RESULT: DISCUSSED /COMPLETED**

2. Water Pollution Control Authority e-mail dated January 25, 2023 re: Response to Southeastern Connecticut Water Authority (SCWA) Chairman January 19, 2023 Report pertaining to a requested 150-foot radius easement around the SCWA well that would come onto town property where the Route 117 Ledyard Center Water Storage Tank was located.

Chairman Dombrowski stated he asked that this communication be included on tonight's LUPPW Committee agenda for informational purposes only. He noted during the Town Council's January 25, 2023 meeting Councilor Saums, Water Pollution Control Authority (WPCA) Liaison, reported that the WPCA reviewed a request from Southeastern Connecticut Water Authority (SCWA) in which they discussed SCWA's New Ledyard Division Well that would be located across the street from the Ledyard Center Water Storage Tank, and would require 150-foot radius around the SCWA well, which would come onto town property.

Chairman Dombrowski went onto state that Councilor Saums also reported that the WPCA questioned why the Department of Public Health (DPH) would approve an expansion of SCWA's existing failing well in the shadow of Ledyard's Water Storage Tank. Therefore, the WPCA approved a motion to recommend the Town Council *disapprove* SCWA's request for an easement over Town land, for the following reasons:

- SCWA already had an interconnection with the WPCA to purchase water to sell to their customers.
- SCWA has never cooperated with the WPCA on exclusive service area requests.

- Because Ledyard’s WPCA’s system has better capability to serve future development in the area.
- The WPCA did not see any point in in expanding a SCWA System with such limited capabilities.
- SCWA customers in Ledyard experience frequent water supply issues.
- SCWA repeatedly excavates town roads – including newly paved roads – to repair leaks on a regular basis.
- SCWA has not reinvested enough ratepayer funds to replace its aging water mains, which the WPCA believed would be a better use of SCWA’s customers’ money.

Chairman Dombrowski went on to note that during the Town Council’s January 25, 2023 meeting that Mayor Allyn stated that he has never had any communication with SCWA regarding an easement area, not written, not verbal, not in-person; and that the Mayor stated he did not know where this statement was coming from, but that it was not based in fact.

Chairman Dombrowski concluded his comments by noting in a subsequent e-mail dated January 27, 2023 WPCA Chairman Ed Lynch requested a joint meeting between the WPCA And SCWA. He stated although the WPCA has recommended the Town Council disapprove SCWA’s request for an easement over Town land; at this time there was no action on the part of Town Council required.

Councilor Rodriguez stated that a joint meeting between the WPCA and SCWA, as Chairman Dombrowski reported, would be a good start, noting it would be an opportunity for both parties to get all the facts together.

Chairman Dombrowski stated should SCWA submit a formal request for an easement that the LUPPW Committee would be involved in the process. Therefore, he stated that he asked that this be included on tonight’s agenda to keep the Committee apprised of the matter.

**RESULT: DISCUSSED /COMPLETED**

V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of January 9, 2023  
 Moved by Councilor Marshall, seconded by Councilor Rodriguez

VOTE: 3 - 0 Approved and so declared

VI. OLD BUSINESS

1. No Action on the Town-owned property; and update accordingly for the “*Assignment of Administrative Control of Town-Owned and Town-Leased Property*”.

Councilor Rodriguez stated that she would contact Land Use Director Juliet Hodge to check on the status of the completion of the Geographic Information System (GIS ) Update; so the

LUPPW Committee could continue their work to update the List of Town-Owned and Town-Leased Properties.

Chairman Dombrowski stated that he would like to see the List of Town-Owned and Town-Leased Properties be updated relatively soon, noting that this item has been on the Agenda for quite some time. He explained that the Geographic Information System (GIS) was about mapping and that the GIS was not needed to update the list of properties and the assignment or reassignment of the administrative oversight/control. He went on to explain that this exercise involved reviewing the List of Properties and taking the properties that were no longer in the town's inventory off the list; and adding to the list any new properties that have come into the town's inventory since the list was last updated in 2017. He also noted that the LUPPW Committee should conduct a cursory review to make sure the Departments that were assigned the administrative oversight to the properties was still appropriate or whether any assignments should be updated/changed.

Administrative Assistant Roxanne Maher noted that Tax Assessor Adrianna Hedwall could provide the LUPPW Committee with a list of the properties that have come into the town's inventory since 2017.

Chairman Dombrowski urged the LUPPW Committee to move forward with updating the List of the assignment of administrative control of Town-Owned and Town-Leased Property.

Councilor Paul asked the Committee members to review the List to see if the assignments made sense or if any assignments should be changed. He asked that they be prepared to discuss updates to the List at their March 6, 2023 meeting.

**RESULT: DISCUSSED**

**Next Meeting: 03/06/2023 6:00 p.m.**

2. Enforcement of regulations to address blight issues.

Councilor Paul stated the purpose of keeping the enforcement of regulations to address blight issues on the Committee's Agenda was to monitor how effective Ordinance #300-012 (rev 1) was; and to see if the Ordinance needed to be adjusted. Therefore, he questioned whether the Ordinance was effective as written.

Chairman Dombrowski noted at the LUPPW Committee January 9, 2023 meeting that Mayor Allyn, III, stated he thought the provisions provided in Ordinance #300-012 (rev 1) were effective. Therefore, he questioned whether the LUPPW Committee felt the need to keep this item on their agenda. He explained that Ledyard was one of the first towns to adopt an Ordinance to address blighted properties. He stated since the Ordinance was initially adopted in 2013 that it was revised in 2019 to include some language that Groton had in their Ordinance, noting that Groton's Ordinance has been tested in court and held up.

Chairman Dombrowski went on to state in reviewing past Zoning Enforcement Officer's Blight Reports that the town has been able to get voluntary compliance from most property owners, without having to take further action, which they were authorized to take, per the Ordinance.

He stated because the Land Use Department Office has been short staffed that the quarterly Blight Property Reports have not been provided on a regular basis. However, he explained that the Town Council only had authority to change the Ordinance, which they have not been asked to do, and that the enforcement authority lied with the Blight Officer. Therefore, he questioned whether the LUPPW Committee felt the need to continue to carry this item on their agenda as Old Business.

Councilor Marshall stated when the Land Use Department was fully staffed he recalled former Zoning Enforcement Office Kyle Favolise knocking on doors and talking to the property owners about cleaning up their property. He stated Mr. Favolise had some good success with getting voluntary compliance using the tools provided in Ordinance #300-012 (rev 1).

Councilor Paul stated it appeared that Ordinance #300-012 (rev 1) “*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*” was working fine. Therefore, he questioned based on Chairman Dombrowski’s and Councilor Marshall’s comments whether the LUPPW Committee would like to remove this item from their Old Business agenda, noting that the Committee often times skips over the item because there was nothing to discuss. He stated the Committee could revisit this item should they find that there was an issue with the Ordinance, or when they receive the quarterly Blight Reports for review.

Councilor Rodriguez stated that she would like to keep the “*Enforcement of regulations to address blight issues*” on the Agenda because she was interested in seeing the quarterly reports.

Councilor Marshall stated that the LUPPW Committee could continue to receive the quarterly Blight Reports without having to carry the item on their Old Business agenda.

By consensus the LUPPW Committee agreed to “*Enforcement of regulations to address blight issues*” on the Agenda under Old Business.

<b>RESULT: CONTINUED</b>	<b>Next Meeting:03/06/2023 5:30 p.m.</b>
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3. Security and safety concerns regarding the Park on East Street (Christy Hill Park). – No update.

<b>RESULT: NO ACTION</b>	<b>Next Meeting: 03/06/2023 6:00 p.m.</b>
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4. Discussion regarding the appropriate mechanism to provide information to residents pertaining to the structure and operation of land use processes in the Town of Ledyard.

Councilor Paul stated the Community Relations Committee planned to work with Land Use Director Juliet Hodge to coordinate and schedule an Informational Presentation sometime around April/May, 2023. He noted that the Community Relations Committee was working to keep the Presentation on point/topic by developing a list of Frequently Asked Questions (FAQ) such as: (1) What was the process to obtain a permit to build a deck on my house, (2) What was the process to building a swimming pool; (3) What was the process to build a shed on their property; etc.

Councilor Rodriguez commented on the importance to have the Land Use Informational Presentation noting that residents had a lot of questions on things such as the Dollar Store in Gales Ferry or why the town had six liquor stores in town.

Councilor Paul addressed the importance to structure the Land Use Informational Presentation so that it would address the Land Use Processes, noting that the Land Use Decisions were based on the Zoning Regulations, state statutes and other governing documents. He stated as they did with the Public Works Department's Presentation that the video for Land Use Presentation could be posted on the town's website and on social media sites, such as facebook, etc. He went on to state by posting the video and Frequently Asked Questions on various sites that residents could be directed to watch the video or read the FAQ when they had questions. He stated the hope was that a lot of people would attend the Land Use Informational Presentation in person. However, he stated for those who could not attend, that the Presentation would be recorded and available after the meeting.

**RESULT: DISCUSSED/CONTINUED**

**Next Meeting: 03/06/2023 6:00 p.m.**

VII. NEW BUSINESS

1. Discussion regarding the Conservation Commission's interest to purchase a parcel for open space.

This item was discussed earlier in the meeting (see above IV. Presentations/Informational Items).

2. Any other New Business proper to come before the Committee. – None.

IX. ADJOURNMENT-

Councilor Rodriguez moved the meeting be adjourned, seconded by Councilor Marshall.

VOTE: 3 - 0 Approved and so declared, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Gary Paul  
Committee Chairman  
Land Use/Planning/Public Works Committee



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

**File #:** 22-017

**Agenda Date:** 3/6/2023

**Agenda #:** 1.

## LAND USE

### **Subject/Application:**

Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

### **Background:**

The LUPPW Committee is working to review and research the 191 Town-Owned / Town Leased properties on the *Assignment of Administrative Control List to ensure the Administrative Control was with the appropriate body and to make adjustments as needed.*

The *Assignment of Administrative Control* has not been updated since 2017.

There were some new properties that the town has acquired through subdivision that should be added to the List and some properties that should come off the list, which may have been conveyed to Avalonia Land Conservancy or sold such as the Ledyard Center School and the Gales Ferry School; as well as the merging of property lines such as 737 & 741 Colonel Ledyard Highway that took place in 2015 (former Ledyard Center Fire Department, where the new Police Station was built), noting that the property was combined with the Town Hall property; or the War Monument and the Bill Library.

### **Land Use Director/Town Planner:**

The Town has contracted with Claus Georges, CGIS Mapping, LLC, who has completed their review of the forty-six maps and was making good progress. It was anticipated that the GIS update work should work would be completed sometime this summer.

### **Meeting Action Detail:**

#### **Land Use/Planning/Public Works Committee Meeting 02/06/2023**

**File #:** [22418](#) Version: 1

**Type:** Land Use

**Title:** Continued discussion and possible action to periodically review the list of town owned property; and

update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

**Minute Note:**

Councilor Rodriguez stated that she would contact Land Use Director Juliet Hodge to check on the status of the completion of the Geographic Information System (GIS ) Update; so the LUPPW Committee could continue their work to update the List of Town-Owned and Town-Leased Properties.

Chairman Dombrowski stated that he would like to see the List of Town-Owned and Town-Leased Properties be updated relatively soon, noting that this item has been on the Agenda for quite some time. He explained that the Geographic Information System (GIS) was about mapping and that the GIS was not needed to update the list of properties and the assignment or reassignment of the administrative oversight/control. He went on to explain that this exercise involved reviewing the List of Properties and taking the properties that were no longer in the town’s inventory off the list; and adding to the list any new properties that have come into the town’s inventory since the list was last updated in 2017. He also noted that the LUPPW Committee should conduct a cursory review to make sure the Departments that were assigned the administrative oversight to the properties was still appropriate or whether any assignments should be updated/changed.

Administrative Assistant Roxanne Maher noted that Tax Assessor Adrianna Hedwall could provide the LUPPW Committee with a list of the properties that have come into the town’s inventory since 2017.

Chairman Dombrowski urged the LUPPW Committee to move forward with updating the List of the assignment of administrative control of Town-Owned and Town-Leased Property.

Councilor Paul asked the Committee members to review the List to see if the assignments made sense or if any assignments should be changed. He asked that they be prepared to discuss updates to the List at their March 6, 2023 meeting.

Action: No Action

**Land Use/Planning/Public Works Committee Meeting 01/09/2023**

**File #:** [22418](#) Version: 1

**Type:** Land Use

**Title:** Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

**Minute Note:**

Councilor Rodriguez stated Land Use Director Juliet Hodge was on vacation, but that she would contact her next week to check on the status of the completion of the Geographic Information System (GIS ) Update.



**Land Use/Planning/Public Works Committee Meeting 12/05/2022**

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

**Minute Note:**

Councilor Rodriguez stated the GIS System update work was nearly complete. Therefore, she stated the LUPPW Committee would be able to address the *Assignment of Administrative Control of Town-Owned and Town-Leased Property* in January, 2023.

Action: No Action

**Land Use/Planning/Public Works Committee Meeting 11/07/2022**

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

**Minute Note:**

Councilor Rodriguez stated the GIS System update work was nearly complete. Therefore, she stated that the LUPPW Committee would be able to address the *Assignment of Administrative Control of Town-Owned and Town-Leased Property* in January, 2023.

Land Use Director Juliet Hodge stated some of the outstanding tasks to complete the GIS Update work were with Tax Assessor Adrianna Hedwall at this time. She stated that she believed all of the GIS Update work should be complete by January, 2023

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**Land Use/Planning/Public Works Committee Meeting 10/03/2022:**

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

Minute Note:

Land Use Director Juliet Hodge stated some of the outstanding tasks to complete the GIS Update work were with Tax Assessor Adrianna Hedwall at this time. She stated that she believed all of the GIS Update work should be complete by January, 2023.

Action: No Action

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**Land Use/Planning/Public Works Committee Meeting 10/03/2022:**

File #: [22418](#) Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”.

Action: No Action

Minute Note:

Councilor Rodriguez stated that she would talk with Land Use Director Juliet Hodge regarding the completion of the GIS System update.

Action: No Action

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**Land Use/Planning/Public Works Committee Meeting 9/19/2022**

File #: [22418 <https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280>](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280)  
Version: 1

Type: Land Use

Title: Continued discussion and possible action to periodically review the list of town owned property; and

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update accordingly for the “*Assignment of Administrative Control*”. □

Action: No Action

Meeting Note:

Councilor Rodriguez questioned whether the work to update the GIS System has been completed. Councilor Paul stated he would check on the status of the project with Land Use Director Juliet Hodge.

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**Land Use/Planning/Public Works Committee Meeting 8/1/2022**

File #: [22418](#)

<https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280>

Version: 1

Type: Land Use □

Title: Continued discussion and possible action to periodically review the list of town owned property; and update accordingly for the “*Assignment of Administrative Control*”. □

Action: No Action

Meeting Note:

No Action

LIST OF REAL PROPERTIES OWNED OR LEASED  
BY THE TOWN OF LEDYARD

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
402900	I TOWN OF LEDYARD	17	ALJEN AVE	2	30	17	5.21	903V	Municipal M00	R20	Ball Field	Parks & Recreation Commission			
104943	I TOWN OF LEDYARD	13	APPLEWOOD DR	99	530	13	1.70	903V	Municipal M00	R60	Open Space	Conservation Commission	Vacant Lot		
164542	I TOWN OF LEDYARD	2	AUGUST MEADOWS	126	94	2	0.97	903V	Municipal M00	R60	Basin	Mayor/ Public Works			Conservation Commission
164404	I TOWN OF LEDYARD	16	AUTUMN WAY	100	96	16	0.14	903V	Municipal M00	R40	Road Right of Way	Mayor/ Public Works			
402915	I TOWN OF LEDYARD	19	AVERY HILL EXT	50	130	19	4.60	903V	Municipal M00	R60	Glacial Park Kettlehole	Conservation Commission			
164622	I TOWN OF LEDYARD	40	AVERY HILL EXT	64	110	40	2.67	903V	Municipal M00	R40	Open Space	Conservation Commission			
81756	I TOWN OF LEDYARD	151	AVERY HILL RD	24	1790	151	2.43	903V	Municipal M00	R40	Not shown on Town GIS	Water Pollution Control Authority	Holmberg Property for Water		
400911	I TOWN OF LEDYARD	192	AVERY HILL RD	13	120	192	1.92	903V	Municipal M00	R40	Open Space	Conservation Commission			WPCA
402912	I TOWN OF LEDYARD	203	AVERY HILL RD	13	120	203	6.50	903V	Municipal M00	R40	Open Space	Conservation Commission			
#	<b>I TOWN OF LEDYARD</b>	<b>224</b>	<b>AVERY HILL RD</b>	<b>3</b>	<b>120</b>	<b>224</b>			<b>Municipal Moo</b>	R60	Ross Property - N Portion TTT	Parks & Recreation Commission	TTT easement?		
66143	I TOWN OF LEDYARD	40	BARTON LN	139	180	40	1.98	903V	Municipal M00	R60	Open Space; CL&P Easement	Conservation Commission			
164320	I TOWN OF LEDYARD	9	BIRCH ST	97	188	9	5.51	903V	Municipal M00	R40	Open Space from Subdivision	Conservation Commission	Vacant Lot		
<del>123672</del>	<del>I TOWN OF LEDYARD</del>	<del>40</del>	<del>BITTERSWEET DR</del>	<del>25</del>	<del>200</del>	<del>40</del>	<del>3.64</del>	<del>903V</del>	<del>Municipal M00</del>	<del>R40</del>	<del>Open Space with Right of Way</del>	<del>Mayor/ Public Works</del>			<b>Remove from List</b>
	I TOWN OF LEDYARD	40A	BITTERSWEET DR	25	200	40A	8.35	903V	Municipal M00	R40	0258/0018	Mayor/Public Works	Open Space/Right-of-way w/Basin		
402975	I TOWN OF LEDYARD	4	BLONDERS BLVD	68	240	4	131.93	9030	Municipal M94	R60	Colonel Ledyard Park	Parks & Recreation Commission/ BOE			
32250	I TOWN OF LEDYARD	5	BLUEBIRD DR	122	260	5	4.61	903V	Municipal M00	R40	Open Space	Conservation Commission	Revisit		
60825	I TOWN OF LEDYARD	13	BREWSTER DR	24	330	13	0.08	903V	Municipal M00	R40	Open Space	Conservation Commission			

LIST OF REAL PROPERTIES OWNED OR LEASED  
BY THE TOWN OF LEDYARD

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
164535	I TOWN OF LEDYARD	16	CAPT AMOS STANTON DR	86	365	16	5.30	903V	Municipal M00	R60	Open Space & Cemetery	Conservation Comm. / Cemetery Comm.			
49773	I TOWN OF LEDYARD	32	CEDAR RDG	48	410	32	16.15	903V	Municipal M00	R40	Open Space from Subdivision - 64-acre pine swamp	Conservation Commission	Vacant Lot		
402925	I TOWN OF LEDYARD	67	CEDAR SWAMP	20	410	67	3.69	903V	Municipal M00	R60	Open Space	Conservation Commission			
35353	I TOWN OF LEDYARD	77	CEDAR SWAMP	20	410	77	7.20	903V	Municipal M00	R60	Open Space	Conservation Commission			
34A23:PA	I TOWN OF LEDYARD	1	CHIDLEY WAY	69	2300	1	1.75	903V	Municipal M00	R40	Open Space	Conservation Commission		477/0004	
	I TOWN OF LEDYARD	6	CHIDLEY WAY	69	2300	6	2.6	1300	Vacant M00	R40	Wetlands/Open Space	Conservation Commission		373/805	
	I TOWN OF LEDYARD	9	CHIDLEY WAY	69	2300	9	3.71	903V	Municipal M00	R40	Subdivision Open Space	More Information Needed		476/412	
	I TOWN OF LEDYARD	9	CHRISWOOD TRCE	126	480	9	4.88	903V	Municipal M00	R40	75% Wetlands	Conservation Commission		196/702	
	I TOWN OF LEDYARD	35	CHRISWOOD TRCE	139	480	35	1.16	903V	Municipal M00	R40	Open Sapce	Conservation Commission		196/702	
	I TOWN OF LEDYARD	57	CHRISWOOD TRCE	139	480	57	23.31	903V	Municipal M00	R40	Open Space/Wetlands/Power Lines	Conservation Commission		196/702	
	I TOWN OF LEDYARD	30	COACHMAN PIKE	30	510	30	2.21	903V	Town of Ledyard	R40	Open Space/Wetlands	Conservation Commission		143/223	
	I TOWN OF LEDYARD	48	COACHMAN PIKE	30	510	48	3.51	903V	Municipal M00	R40	Open Space/Wetlands	Conservation Commission		143/223	
	I TOWN OF LEDYARD	423	COLONEL LEDYARD HIGHWAY	128	530	423	33.9	1330	SUB OPEN SPACE	R60	Open space	Conservation Commission		588/866	
116780	I TOWN OF LEDYARD	794	COLONEL LEDYARD HWY	53	530	794	0.97	903V	Municipal M00	R40	Open Space	Conservation Commission			
163621	I TOWN OF LEDYARD	881	COLONEL LEDYARD HWY	40	530	881	44.12	903V	Municipal M00	R60	Town Garage	Mayor/ Public Works			
403100	I TOWN OF LEDYARD	889	COLONEL LEDYARD HWY	40	530	889	49.61	903I	Municipal M96	R60	Town Garage	Mayor/ Public Works	HIGHWAY GARAGE/DUMP SITE		

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BY THE TOWN OF LEDYARD

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33101	I TOWN OF LEDYARD	1025	COLONEL LEDYARD HWY	15	530	1025	102.16	903V	Municipal M00	R60	Clark Farm <i>Southern Section Tri-Town Trail/Agriculture Lease</i>	Town Council			
402275	I TOWN OF LEDYARD	1087	COLONEL LEDYARD HWY	3	530	1087	42.80	903V	Municipal M00	R60	<i>Old State Farm Property - Northern Section Tri-Town Trail</i>	Town Council			
	I TOWN OF LEDYARD	391	COLONEL LEDYARD HWY	128	530	391	0.11	903V	Municipal M00	R60	Future Road WIDENING?	<i>More Information Needed - Seemed Too Large for Road Widening</i>		45/413	
	I TOWN OF LEDYARD	640	COLONEL LEDYARD HWY	68	530	640	26.89	903V	Municipal M00	R40	<i>Wetlands</i>	<i>Conservation Commision</i>		248/046	
	I TOWN OF LEDYARD	712R	COLONEL LEDYARD HWY	67	530	712A	0.12	1320	UNBUILDABLE	LCVD	<i>Realignment of Old Road/Ray Holdrige Circle</i>	<i>More Information Needed</i>		484/136	
	I TOWN OF LEDYARD	720	COLONEL LEDYARD HWY	67	530	720	0.04	903V	Municipal M00	LCVD	MONUMENT LOT/BILL LIBRARY	<i>Mayor</i>		3/518	
	I TOWN OF LEDYARD	741	COLONEL LEDYARD HWY	67	530	741	2.36	9030	Municipal M94	LCV1	TOWN HALL ANNEX POLICE	<i>Mayor/Public Works</i>		71/658	
	G TOWN OF PRESTON	1094	COLONEL LEDYARD HWY	3	530	1094	0.71	903V	Municipal M00	R60	<i>Old State Farm Property- 1/2 located in Ledyard 1/2 located in Preston</i>	<i>Town Council</i>		273/1003	
	I TOWN OF LEDYARD	889R	COLONEL LEDYARD HWY	40	530	889R	49.61	9031	Municipal M096	R60	Town Garage/Transfer Station	<i>Mayor/Public Works</i>			
403110	I TOWN OF LEDYARD	36	COUNTRY CLUB DR	86	560	36	5.39	903V	Municipal M00	R60	Back end of Highland Lake	Parks & Recreation Commission			
403125	I TOWN OF LEDYARD	5A	CRANWOOD RD	129	580	5	0.03	9062	Cemetery	R40	Cemetery Woodridge	Cemetery Commission			
403150	I TOWN OF LEDYARD	10	DECATUR TRL	75	610	10	0.21	903V	Municipal M00	R20	Open Space	Public Works (? per M. Marelli, CC Chair)			
163739	I TOWN OF LEDYARD	5	DEER LN	100	620	5	2.00	903V	Municipal M00	R40	Open Space	Conservation Commission			

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163742	I TOWN OF LEDYARD	11	DEER LN	100	620	11	0.17	903V	Municipal M00	R40	Public Road Right of Way	Public Works			Delete from list?
163910	I TOWN OF LEDYARD	62	EAGLE RIDGE DR	122	660	62	1.89	1330	Subdv Open	R40	Open Space with Detention Basin	Conservation Commission			
403175	I TOWN OF LEDYARD	13	EAST DR	93	670	13	3.88	903V	Municipal M00	R60	Christy Hill Field	Parks & Recreation Commission			
163848	I TOWN OF LEDYARD	19	ESKA DR	41	700	19	3.98	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
163629	I TOWN OF LEDYARD	11	FAIRWAY DR	67	710	11	2.40	903I	Municipal M96	LCDD	Ledyard Center Emergency Services	Ledyard Center Fire Company			
163820	I TOWN OF LEDYARD	5	FAWN DR	65	740	5	2.07	903V	Municipal M00	R60	Open Space	Conservation Commission			
163826	I TOWN OF LEDYARD	6	FAWN DR	64	740	6	0.45	903V	Municipal M00	R60	Open Space	Conservation Commission			
163832	I TOWN OF LEDYARD	16A	FAWN DR	80	740	16	0.19	903V	Municipal M00	R60	Fotone Road Right of Way	Conservation Commission			
106696	I TOWN OF LEDYARD	24	FOUNDERS WAY	141	530	24	13.88	903V	Municipal M00	R60	open space/sub		Vacant Lot		
106708	I TOWN OF LEDYARD	25	FOUNDERS WAY	141	530	25	35.34	903V	Municipal M00	R60	open space/sub		Vacant Lot		Conservation Commission
164232	I TOWN OF LEDYARD	7	FOX HOLLOW	98	785	7	18.17	903V	Municipal M00	R40	Sablewoods Wellfield / Open Space	WPCA			Conservation Commission
403225	I TOWN OF LEDYARD	24	GALLUP HILL RD	69	810	24	30.09	9033	Public Sch M94	R60	Ledyard High School	BOE			
403250	I TOWN OF LEDYARD	74	GALLUP HILL RD	85	810	74	0.12	903V	Municipal M00	R60	Burton Monument & Gardens	Conservation Commission			
403275	I TOWN OF LEDYARD	90	GALLUP HILL RD	85	810	90	69.84	903V	Municipal M00	R60	Burton Property Woodlands	Conservation Commission			
403285	I TOWN OF LEDYARD	135R	GALLUP HILL RD	85	810	135	1.20	903V	Municipal M00	R20	Playground off Model Park Rd	Parks & Recreation Commission			
403290	I TOWN OF LEDYARD	158	GALLUP HILL RD	101	810	158	2.93	903V	Municipal M00	R40	Purdy Field	Parks & Recreation Commission			
403300	I TOWN OF LEDYARD	169	GALLUP HILL RD	101	810	169	14.64	9033	Public Sch M94	R40	J.A. Clark Field	Parks & Recreation Commission			

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163730	I TOWN OF LEDYARD	10	GONCH FARM RD	18	860	10	4.92	903V	Municipal M00	R60	Open Space	Conservation Commission			
403310	I TOWN OF LEDYARD	10A	GONCH FARM RD	18	860	10	0.26	903V	Municipal M00	R60	Drway to Lots 10, 12 and 13	Mayor			
163859	I TOWN OF LEDYARD	12	GRAY FARM RD	54	875	12	7.74	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
164125	I TOWN OF LEDYARD	11	GREYSTONE CT	69	885	11	0.56	903V	Municipal M00	R60	Drainage Structures	Mayor/ Public Works			
164129	I TOWN OF LEDYARD	14R	GREYSTONE CT	70	885	14	1.91	903V	Municipal M00	R60	Open Space	Conservation Commission			
164131	I TOWN OF LEDYARD	16	GREYSTONE CT	70	885	16	0.23	903V	Municipal M00	R60	Drainage Support	Mayor/ Public Works			
156505	I TOWN OF LEDYARD	271	HALEY RD	128	890	271	13.31	903V	Municipal M00	R60			Vacant Lot		
403315	I TOWN OF LEDYARD	52	HIGHLAND DR	86	970	52	4.04	903V	Municipal M00	R20	House Lot	Parks & Recreation Commission			Conservation Commission
403325	I TOWN OF LEDYARD	15	HIGHVIEW TER	68	960	15	7.91	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
113900	I TOWN OF LEDYARD	21	HILL ST	97	980	21	4.34	903V	Municipal M00	R40	Open Space	Conservation Commission			
	I TOWN OF LEDYARD	18	HILLTOP DR	53	1010	18	10.28	903V	Municipal M00	R40				523/74	
14553	I TOWN OF LEDYARD	26R	HOMESTEAD RD	45	1030	26	0.80	1300	Cemetery	R60	Tommy Main Cemetery	Cemetery Committee			
14554	I TOWN OF LEDYARD	28R	HOMESTEAD RD	45	1030	28	2.56	1300	Open Space	R60	Open Space	Conservation Commission			
403350	I TOWN OF LEDYARD	23	HUNTINGTON WAY	129	1040	23	2.95	903V	Municipal M00	R60	Open Space	Conservation Commission			



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402000	GALES FERRY FIRE DISTRICT	18	HURLBUTT RD	91	1050	18	1.22	9200	Non-Profit M94	R20	1. Gales Ferry Community Center ( Community Room, Lower Level Kitchen and Meeting Room to Parks and Recreation. 2. Gales Ferry Library and the room adjacent to the Library in the Community Center to the Library Commission.	Parks & Recreation Commission / Library			
163662	I TOWN OF LEDYARD	10	HYDE PARK DR	107	1060	10	2.17	903V	Municipal M00	R40	Open Space with Detention Basin	Conservation Commission			
163154	I TOWN OF LEDYARD	13	HYDE PARK DR	108	1060	13	1.87	1330	Subdv Open	R40	Open Space	Conservation Commission			
163672	I TOWN OF LEDYARD	21	HYDE PARK DR	108	1060	21	1.61	1330	Subdv Open	R40	Open Space with Detention Basin	Conservation Commission			
	I TOWN OF LEDYARD	69	INCHCLIFFE DR	106	1080	69	0.18	903V	Municipal M00	R40				560/786	
403400	I TOWN OF LEDYARD	54	INCHCLIFFE DR	106	1080	54	6.67	1330	Subdv Open	R40	Open Space	Parks & Recreation Commission			
403425	I TOWN OF LEDYARD	89	INCHCLIFFE DR	106	1080	89	0.04	903V	Municipal M00	R20	Inchcliffe / Meadow Right of Way	Mayor			
107507	I TOWN OF LEDYARD	99	INDIANTOWN RD	45	1090	99	0.55	903V	Municipal M00	R60	Vacant	Mayor			?
	I TOWN OF LEDYARD	78B	IRON ST	54	1110	78B	0.74	903V	Municipal M00	R40				421/001	
	I TOWN OF LEDYARD	86A	IRON ST	68	1110	86A	0.86	903V	Municipal M00	R40				141/343	
126200	I TOWN OF LEDYARD	41R	IRON ST	53	1110	41	0.92	903V	Municipal M00	R40			Vacant Lot		
403475	I TOWN OF LEDYARD	47	IRON ST	54	1110	47	4.89	903V	Municipal M00	R40	Old Town Garage Site	Mayor			

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164458	I TOWN OF LEDYARD	49A	IRON ST	54	1110	49	0.05	9062	Cemetery	R40	"Grave Site" to be retained	Mayor			
403500	I TOWN OF LEDYARD	65	IRON ST	54	1110	65	8.09	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
60184	I TOWN OF LEDYARD	78B	IRON ST	54	1110	78	0.74	903V	Municipal M00	R40	Wellfield for Grayfarms Subdivision	Conservation Commission			
403525	I TOWN OF LEDYARD	86	IRON ST	54	1110	86	7.29	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
60185	I TOWN OF LEDYARD	86B	IRON ST	68	1110	86	0.86	903V	Municipal M00	R40	Wellfield for Grayfarms Subdivision	Conservation Commission			
403550	I TOWN OF LEDYARD	172	IRON ST	56	1110	172	11.07	903V	Municipal M00	R40	Saw Mill Park	Historic District Commission / Parks & Recreation Commission			
36300	I TOWN OF LEDYARD	204	IRON ST	56	1110	204	0.07	903V	Municipal M00	R40	Unusable	Conservation Commission			
163484	I TOWN OF LEDYARD	9	JESSICA LN	45	1130	9	1.86	903V	Municipal M00	R60	Open Space	Conservation Commission			
164426	I TOWN OF LEDYARD	3	KALMIA DR	79	1145	3	2.04	903V	Municipal M00	R40	Open Space	Conservation Commission			
403600	I TOWN OF LEDYARD	11	LAUREL LEAF DR	92	1250	11	0.55	903V	Municipal M00	R20	Open Space	Conservation Commission			Conservation Commission
32257	I TOWN OF LEDYARD	26	LAUREL LEAF DR	92	1250	26	0.51	1330	Subdv Open	R20			Vacant Lot		
121873	I TOWN OF LEDYARD	9	LEE BROOK DR	55	1280	9	1.70	903V	Municipal M00	R40	Grayfarms Subdivision Open Space	Conservation Commission			
403625	I TOWN OF LEDYARD	4	LINDEN LN	70	1310	4	1.34	903V	Municipal M00	R60	Undeveloped	Conservation Commission			
158818	I TOWN OF LEDYARD	800	LONG COVE ROAD	109	1340	800R	25.11	903V	Municipal M00	R60	Open Space	Historic District Commission			
	I TOWN OF LEDYARD	37R2	LONG POND RD	73	1360	37R2	0.43	903V	Municipal M00	R60				560/792	

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163962	I TOWN OF LEDYARD	16	LORENZ IND PKWY	125	1380	16	0.34	903V	Municipal M00	CIP	Future Right of Way	Mayor			Conservation Commission
34581	I TOWN OF LEDYARD	9	LUCIENNE WAY	99	600	9	13.40	1300	Vacant M00	R60			Vacant Lot		
17601	I TOWN OF LEDYARD	5	LYNN DR	41	1400	5	1.11	903V	Municipal M00	R40	Open Space	Parks & Recreation Commission			
403630	I TOWN OF LEDYARD	24	MEETINGHOUSE LN	85	1540	24	0.48	903V	Municipal M00	R20	PEP Walkway to Playground	Mayor/Public Works			
403640	I TOWN OF LEDYARD	77	MEETINGHOUSE LN	85	1540	77	11.80	903V	Municipal M00	R20	Municipal MDL 00	Conservation Commission			
54901	I TOWN OF LEDYARD	114	MILITARY HWY	106	1590	114	2.89	903V	Municipal M00	CM	Erickson Park	Parks & Recreation Commission			
163077	I TOWN OF LEDYARD	17	MONTICELLO DR	108	1630	17	3.72	1330	Subdv Open	R40	Open Space	Conservation Commission			
7200	I TOWN OF LEDYARD	1	NAOMI DR	25	1670	1	0.33	903V	Municipal M00	R20	Pump Station	WPCA			
120547	I TOWN OF LEDYARD	53	NORMAN DR	77	1680	53	12.25	1330	Subdv Open	R20	Subdivision Open Space	Conservation Commission			
163045	I TOWN OF LEDYARD	7	OAK HILLS TRL	26	1740	7	0.45	903V	Municipal M00	R60	Open Space / Ledge	Conservation Commission			
163050	I TOWN OF LEDYARD	10	OAK HILLS TRL	26	1740	10	0.17	903V	Municipal M00	R60	Open Space	Conservation Commission			
163055	I TOWN OF LEDYARD	14	OAK HILLS TRL	26	1740	14	1.87	903V	Municipal M00	R60	Open Space	Conservation Commission			
164247	I TOWN OF LEDYARD	6	OLD COLONY LN	85	1765	6	1.86	903V	Municipal M00	R20	Open Space	Conservation Commission			
403660	I TOWN OF LEDYARD	9	OLD FORT LN	85	1770	9	0.08	903V	Municipal M00	R20	Walkway to Playground	Mayor/ Public Works		Water Tower ?	WPCA
81755	I TOWN OF LEDYARD	12R	ORCHARD DR	24	1790	12R	1.50	903V	Municipal M00	R40			Vacant Lot		?
32261	I TOWN OF LEDYARD	1A	OSPREY DR	109	1800	1	0.12	1330	Subdv Open	R20			Vacant Lot		
32268	I TOWN OF LEDYARD	29	OSPREY DR	123	1800	29	3.03	1330	Subdv Open	R40	Open Space	Conservation Commission			
163926	I TOWN OF LEDYARD	63	PARTRIDGE HOLLOW RD	122	1850	63	1.02	1330	Subdv Open	R40	Open Space	Parks & Recreation Commission			
163920	I TOWN OF LEDYARD	64	PARTRIDGE HOLLOW RD	122	1850	64	1.52	1330	Subdv Open	R40	Open Space	Parks & Recreation Commission			

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163802	I TOWN OF LEDYARD	32	PEACHTREE HILL AVE	112	650	32	0.14	903V	Municipal M00	R60	Road Right of Way	Mayor			
32249	I TOWN OF LEDYARD	41	PHEASANT RUN DR	109	1910	41	0.34	903V	Municipal M00	R20	Open Space / Wetlands	Conservation Commission	Pheasant Run Homeowner's Assoc.?		
150481	I TOWN OF LEDYARD	454	PUMPKIN HILL RD	115	1960	454	1.28	903V	Municipal M00	R60	Open Space	Conservation Commission			
164405	I TOWN OF LEDYARD	542	PUMPKIN HILL RD	100	1960	542	1.30	903V	Municipal M00	R40	Open Space	Parks & Recreation Commission			
	G GROTON TOWN OF	328R	PUMPKIN HILL RD	143	1960	328R	1.1	903V	Municipal M00	R60				106/950	
403700	I TOWN OF LEDYARD	5	RAVENWOOD ROW	49	2020	5	2.42	903V	Municipal M00	R40	Open Space	Conservation Commission			
403710	I TOWN OF LEDYARD	10	ROBIN LN	85	2090	10	0.09	903V	Municipal M00	R20	Walkway to Playground	Mayor/ Public Works			
550	I TOWN OF LEDYARD	1479	ROUTE 12	120	2120	1479	19.91	903V	Municipal M00	R40			Vacant Lot		
1350	I TOWN OF LEDYARD	1567	ROUTE 12	107	2120	1567	1.95	903V	Municipal M00	GFDD			Vacant Lot		
403725	I TOWN OF LEDYARD	1854	ROUTE 12	48	2120	1854	38.30	9033	Public Sch M94	R40	Juliet Long, Gales Ferry & Middle Schools	BOE			
403750	I TOWN OF LEDYARD	1864	ROUTE 12	48	2120	1864	2.45	903V	Municipal M00	R40	Judge Crandall Field	Parks & Recreation Commission			
403775	I TOWN OF LEDYARD	3	ROYAL OAKS DR	2	2140	3	0.11	903V	Municipal M00	R20	Open Space - Stream	Conservation Commission			
403800	I TOWN OF LEDYARD	4	ROYAL OAKS DR	2	2140	4	1.53	903V	Municipal M00	R20	Open Space - Stream	Conservation Commission			
		13	ROYAL OAKS DR				0.12				Boat Launch, Has no account or lot Number Auto Id # is 6039	Parks & Recreation Commission		Water ?	WPCA
164476	I TOWN OF LEDYARD	7A	SABLE DR	97	2145	7	0.34	903V	Municipal M00	R40			Vacant Lot	Water ?	WPCA
164475	I TOWN OF LEDYARD	15A	SABLE DR	97	2145	15	0.20	903V	Municipal M00	R40			Vacant Lot	Water ?	WPCA
164303	I TOWN OF LEDYARD	38	SABLE DR	97	2145	38	2.97	903V	Municipal M00	R40			Vacant Lot		
	I TOWN OF LEDYARD	32A	SAW MILL DR	70	2190	32A	0.19	903V	Municipal M00	R60	Future Road ext			196/710	

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Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
36302	I TOWN OF LEDYARD	10	SAW MILL DR	70	2190	10	0.66	903V	Municipal M00	R40	Open Space	Conservation Commission			
163702	I TOWN OF LEDYARD	23A	SAW MILL DR	70	2190	23	0.62	903V	Municipal M00	R60	Open Space	Conservation Commission			
163693	I TOWN OF LEDYARD	29A	SAW MILL DR	70	2190	29	0.75	903V	Municipal M00	R60	Open Space	Conservation Commission			
403805	I TOWN OF LEDYARD	32A	SAW MILL DR	70	2190	32	0.19	903V	Municipal M00	R60	Future Road Right of Way	Conservation Commission			
164080	I TOWN OF LEDYARD	480	SHEWVILLE RD	102	2210	480	11.46	903I	Municipal M96	R60	Loftus Wellfield / Open Space	Conservation Commission /WPCA			
103764	I TOWN OF LEDYARD	631	SHEWVILLE RD	71	2210	631	3.64	903V	Municipal M00	R60	Abuts Highland Lake on the East side	Parks & Recreation Commission			
403810	I TOWN OF LEDYARD	639	SHEWVILLE RD	71	2210	639	13.66	903V	Municipal M00	R60	Abuts Highland Lake	Parks & Recreation Commission			
403811	I TOWN OF LEDYARD	639R	SHEWVILLE RD	71	2210	639	0.40	903I	Municipal M96	R60	Within 631 Shewville Rd	Parks & Recreation Commission			
403815	I TOWN OF LEDYARD	657R	SHEWVILLE RD	71	2210	657	14.65	903V	Municipal M00	R60	Municipal MDL 00	Conservation Commission			
134120	I TOWN OF LEDYARD	979	SHEWVILLE RD	18	2210	979	2.39	903V	Municipal M00	R60	Landlocked Open Space				
403812	I TOWN OF LEDYARD	990	SHEWVILLE RD	7	2210	990	9.65	903V	Municipal M00	R60	White Hall Park	Conservation Commission			
403813	I TOWN OF LEDYARD	1020	SHEWVILLE RD	7	2210	1020	21.12	903V	Municipal M00	R60	White Hall Park	Conservation Commission		194/868	
	I TOWN OF LEDYARD	1007	SHEWVILLE RD	7	2210	1007	0.43	903V	Municipal M00	R60				560/789	
164594	I TOWN OF LEDYARD	175	SPICER HILL RD	69	2300	175	2.60	903V	Municipal M00	R40	Open Space	Parks & Recreation Commission			
	I TOWN OF LEDYARD	5	SPOUT RUN	29	2310	5	3	903V	Municipal M00	R40				560/783	
403875	I TOWN OF LEDYARD	130R	STODDARDS WHARF RD	51	2360	130	0.34	903V	Municipal M00	R60		Parks & Recreation Commission			
164376	I TOWN OF LEDYARD	154R	STODDARDS WHARF RD	50	2360	154	5.36	903V	Municipal M00	R60	Vacant MDL 00	Conservation Commission			
403885	I TOWN OF LEDYARD	212	STODDARDS WHARF RD	50	2360	212	14.39	903V	Municipal M00	R40	Pfizer's Field	Parks & Recreation Commission			
403900	I TOWN OF LEDYARD	15	TANGLEWOOD DR	64	2450	15	3.09	903V	Municipal M00	R40	Undeveloped	Conservation Commission			

LIST OF REAL PROPERTIES OWNED OR LEASED  
BY THE TOWN OF LEDYARD

Account Number	Owners Name	Street # Index	Street Name	Map	Block	Lot	Land Area in Acres	Use Code	Use Descript	Zone	Description	Admin Control	Status of previously unlisted Property	Other Info	Recommendation for admin control
69150	I TOWN OF LEDYARD	25	TERRY RD	77	2460	25	0.69	903V	Municipal M00	R20	Unbuildable - Open Space	Conservation Commission			
69151	I TOWN OF LEDYARD	27	TERRY RD	77	2460	27	0.67	903V	Municipal M00	R20	Unbuildable - Open Space	Conservation Commission			
403915	I TOWN OF LEDYARD	71	TOWN FARM RD	86	2510	71	10.25	903V	Municipal M00	R40	Open Space	Parks & Recreation			
403910	I TOWN OF LEDYARD	82	TOWN FARM RD	87	2510	82	60.41	9030	Municipal M94	R60	WWFP & WPCA HQ	WPCA			
403950	I TOWN OF LEDYARD	89	TOWN FARM RD	87	2510	89	8.21	903V	Municipal M00	R60	Town Farm Pond	WPCA			
403925	I TOWN OF LEDYARD	90	TOWN FARM RD	87	2510	90	2.26	9062	Cemetery	R60	Poor Cemetery	Cemetery Committee			
164490	I TOWN OF LEDYARD	15A	TUCKERS RUN	25	2515	15A	0.39	903V	Municipal M00	R40	Open Space & Drainage	Conservation Commission			Conservation Commission
403974	I TOWN OF LEDYARD	12	VAN TASSELL DR	107	2520	12	7.70	9030	Municipal M94	R40	Senior Center	Permanent Commission for Senior Citizens			Conservation Commission
102150	I TOWN OF LEDYARD	8	VILLAGE DR	53	2530	8	2.88	903V	Municipal M00	R40			Vacant Lot		
126205	I TOWN OF LEDYARD	30	VILLAGE DR	53	2530	30	1.21	903V	Municipal M00	R40			Vacant Lot		
403975	I TOWN OF LEDYARD	153	VINEGAR HILL RD	93	2540	153	108.94	903R	Municipal M01	R40	Nathan Lester House & Ledyard Oak	Historic District Commission			

## Roxanne Maher

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**From:** Roxanne Maher  
**Sent:** Wednesday, February 08, 2023 8:16 AM  
**To:** Kevin J. Dombrowski; Gary Paul; Naomi Rodriguez; John C. Marshall  
**Cc:** Roxanne Maher  
**Subject:** FW: Town Owned 2017-Present

Good Morning LUPPW Cmt:

Please see Properties listed below that have been added to the Town's Inventory since 2017

*Roxanne M. Maher*



*Administrative Assistant to  
the Ledyard Town Council  
(860) 464-3203  
council@ledyardct.org*

**Town Hall Hours:**  
**Monday – Thursday 7:30 a.m. to 4:45 p.m.**  
**CLOSED FRIDAYS**

**From:** Adrianna Hedwall <assessor@ledyardct.org>  
**Sent:** Tuesday, February 07, 2023 12:36 PM  
**To:** Roxanne Maher <council@ledyardct.org>  
**Subject:** Town Owned 2017-Present

There are 8 new properties since 1/1/2017

10/30/2017 37R2 LONG POND RD .43 AC  
10/30/2017 1007 SHEVVILLE RD .43 AC  
10/30/2017 69 INCHCLIFFE DR .18 AC  
10/30/2017 5 SPOUT RUN 3 AC  
9/12/2017 332 COLONEL LEDYARD HWY 44.81 AC  
6/18/2020 423 COLONEL LEDYARD HWY 33.9 AC  
2/13/2020 81 VINEGAR HILL RD 102.25 AC  
2/13/2020 2 FLAT BROOK CT .22 AC

Let me know if you would like further info on these properties.

Adrianna

*Adrianna S. Hedwall, CCMA II*



Assessor, Town of Ledyard  
741 Colonel Ledyard Hwy.  
Ledyard, CT 06339  
(860) 464-3237  
[www.ledyardct.org](http://www.ledyardct.org)

**\*\*\* EFFECTIVE JUNE 11, 2018 OUR NEW OFFICE HOURS WILL BE: \*\*\***  
**MON – THURS 7:30AM TO 4:45PM**  
**TOWN HALL WILL BE CLOSED ON FRIDAYS**





# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-018

**Agenda Date:** 3/6/2023

**Agenda #:** 2.

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## LAND USE

### **Subject/Application:**

Continued discussion regarding the progress of enforcing regulations to address blight issues.

### **Background:**

The purpose for the LUPPW Committee to review the status of Blight issues was to monitor how effective Ordinance #300-012 (rev 1) 300-012 “*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*” was and to see if the Ordinance needed to be adjusted.

### **Meeting Action Detail:**

#### **Land Use/Planning/Public Works Committee Meeting 02/06/2023:**

**File #:** [22018](#) Version: 1

**Type:** Land Use

**Title:** Continued discussion regarding the progress of enforcing regulations to address blight issues.

**Action:** Continued

### **Minute Note:**

Councilor Paul stated the purpose of keeping the enforcement of regulations to address blight issues on the Committee’s Agenda was to monitor how effective Ordinance #300-012 (rev 1) was; and to see if the Ordinance needed to be adjusted. Therefore, he questioned whether the Ordinance was effective as written.

Chairman Dombrowski noted at the LUPPW Committee January 9, 2023 meeting that Mayor Allyn, III, stated he thought the provisions provided in Ordinance #300-012 (rev 1) were effective. Therefore, he questioned whether the LUPPW Committee felt the need to keep this item on their agenda. He explained that Ledyard was one of the first towns to adopt an Ordinance to address blighted properties. He stated since the Ordinance was initially adopted in 2013 that it was revised in 2019 to include some language that Groton had in their Ordinance, noting that Groton’s Ordinance has been tested in court and held up.

Chairman Dombrowski went on to state in reviewing past Zoning Enforcement Officer’s Blight Reports that the town has been able to get voluntary compliance from most property owners, without having to take further action,

which they were authorized to take, per the Ordinance.

He stated because the Land Use Department Office has been short staffed that the quarterly Blight Property Reports have not been provided on a regular basis. However, he explained that the Town Council only had authority to change the Ordinance, which they have not been asked to do, and that the enforcement authority lied with the Blight Officer. Therefore, he questioned whether the LUPPW Committee felt the need to continue to carry this item on their agenda as Old Business.

Councilor Marshall stated when the Land Use Department was fully staffed he recalled former Zoning Enforcement Office Kyle Favolise knocking on doors and talking to the property owners about cleaning up their property. He stated Mr. Favolise had some good success with getting voluntary compliance using the tools provided in Ordinance #300-012 (rev 1).

Councilor Paul stated it appeared that Ordinance #300-012 (rev 1) "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was working fine. Therefore, he questioned based on Chairman Dombrowski's and Councilor Marshall's comments whether the LUPPW Committee would like to remove this item from their Old Business agenda, noting that the Committee often times skips over the item because there was nothing to discuss. He stated the Committee could revisit this item should they find that there was an issue with the Ordinance, or when they receive the quarterly Blight Reports for review.

Councilor Rodriguez stated that she would like to keep the "*Enforcement of regulations to address blight issues*" on the Agenda because she was interested in seeing the quarterly reports.

Councilor Marshall stated that the LUPPW Committee could continue to receive the quarterly Blight Reports without having to carry the item on their Old Business agenda.

By consensus the LUPPW Committee agreed to "*Enforcement of regulations to address blight issues*" on the Agenda under Old Business.

Action: Continued

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**Land Use/Planning/Public Works Committee Meeting 01/09/2023:**

**File #:** [22018](#) Version: 1

**Type:** Land Use

**Title:** Continued discussion regarding the progress of enforcing regulations to address blight issues.

**Action:** No Action

**Minute Note:**

Councilor Paul stated the purpose of keeping the regulations to address blight issues on the Committee's Agenda was to monitor how effective Ordinance #300-012 (rev 1) was; and to see if the Ordinance needed to be adjusted.

Mayor Allyn, III, stated he thought the provisions provided in Ordinance #300-012 (rev 1) were effective. He stated Zoning Enforcement Officer/Blight Officer John Herring retired on December 31, 2022 and that the town was actively working to fill the position. He stated prior to his resignation Mr. Herring issued a numberer of *Notice of Blight Violations*. He stated some of the violations were substantial and that a number of properties have come into compliance. However, he stated that there were still some properties that required a lot of work for them to come into compliance.

Councilor Rodriguez addressed the time to hire a new Zoning Enforcement Officer and she questioned during the interim whether Mr. Mike Cherry would be willing to once again step-in as the Interim Zoning Enforcement Officer.

Mayor Allyn explained that Zoning Enforcement Officer/Blight Officer John Herring retired a little earlier than he had initially planned too was because the State passed Legislation that required all Zoning Enforcement Officers to be Connecticut Association of Zoning Enforcement (CAZEO) Certified by January 1, 2023. He stated although Mr. Herring was not CAZEO Certified that he was very good and knew the job. He went on to explain CAZEO was a 100% Volunteer Organization and that CAZEO was inundated with people who needed to get their certification, after the Legislation was passed. He explained that the CAZEO Registration was limited to 40 people, with a first come, first serve enrollment. He stated because CAZEO could not accommodate all those who needed the education by January 1, 2023, that there were a lot of people who were working as Zoning Enforcement Officials that could not receive the Certification to meet the new Legislation. He went on to explain that Legislation has already been proposed to extend the January 1, 2023 CAZEO Certification deadline date to 2024 or 2025. Therefore, he stated Mr. Cherry would not be returning to serve as the Interim Zoning Enforcement Officer, noting that this piece of Legislation has put a wrinkle in terms of trying to fill these types of municipal land use positions.

Action: Discussed

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**Land Use/Planning/Public Works Committee Meeting 12/05/2022:**

**File #:** [22018](#) Version: 1

**Type:** Land Use

**Title:** Continued discussion regarding the progress of enforcing regulations to address blight issues.

Action: Discussed

**Minute Note:**

Councilor Rodriguez noted at the LUPPW Committee's November 7, 2022 meeting that Land Use Director Juliet Hodge stated in working to address blighted properties that they found that Ordinance #300-012 (rev 1) "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" needed to be updated.

Chairman Dombrowski stated the main reason there has not been much Blight Enforcement activity was because the Land Use Department has been short staffed for a quite some time. He went on to note that the reasons the LUPPW Committee had this item on their agenda was:

- To be aware of whether blight issues were being identified and addressed, not to necessarily be informed of the location, etc.; and

- To monitor how effective Ordinance #300-012 (rev 1) was; and to see if the Ordinance needed to be adjusted.

Chairman Dombrowski continued by stating that the goal in addressing blighted properties was to obtain voluntary compliance, without having to invoke the provisions in the Ordinance. He went on to state that fortunately most property owners were coming into compliance voluntarily, once they were notified that their property was in violation of the Blight Ordinance.

Action: Discussed

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**Land Use/Planning/Public Works Committee Meeting 11/07/2022:**

File #: [22018](#) Version: 1

Type: Land Use

Title: Continued discussion regarding the progress of enforcing regulations to address blight issues.

Action: No Action

**Minute Note:**

Chairman Dombrowski stated Zoning Enforcement Officer Tom Weber has provided a Blight Report for tonight's meeting.

Land Use Director Juliet Hodge stated that there has been a lot of blight activity. She stated in working to address blighted properties that they found that Ordinance #300-012 (rev 1) "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" needed to be updated.

Chairman Dombrowski stated the reason the blight issues has been included on the LUPPW Committee's agenda was mostly to monitor how effective Ordinance #300-012 (rev 1) was and to see if the Ordinance needed to be adjusted.

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**Land Use/Planning/Public Works Committee Meeting 10/03/2022:**

File #: [22018](#) Version: 1

Type: Land Use

Title: Continued discussion regarding the progress of enforcing regulations to address blight issues.

Action: No Action

**Minute Note:**

Councilor Paul stated Blight Reports would be provided on a quarterly basis.

Action: No Action

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**Land Use/Planning/Public Works Committee Meeting 9/13/2022:**

File #: [22018](#) Version: 1

Type: Land Use

Title: Continued discussion regarding the progress of enforcing regulations to address blight issues.

Action: No Action

Action: No Action

**Minute Notes:**

The LUPPW Committee noted that the Zoning Official would be providing Blight Reports on a quarterly basis, which would help the Committee determine whether Ordinance # 300-011 (rev.1) “*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*” was continuing to be effective.

**LUPPW Cmt Meeting 8/1/2022**

File #: [22018 <https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280>](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5814186&GUID=E2C7069F-CBA6-4209-A4C0-5F8D44613280) Version: 1

Type: Land Use

Title: Continued discussion regarding the progress of enforcing regulations to

Action: No Action

Minute Note: No Action

Action: No Action

AN ORDINANCE  
CONCERNING BLIGHT AND PUBLIC NUISANCE  
FOR THE TOWN OF LEDYARD

Section 1. Purpose/Declaration

It is hereby found and declared that there exist in the Town of Ledyard a number of blighted properties and that continued existence of blighted properties constitutes a continuing nuisance and contributes to the decline of our neighborhoods. Existence of blighted properties adversely affects the economic well-being of the Town of Ledyard.

Section 2. Authority

This Ordinance is enacted pursuant to the Connecticut General Statutes (C.G.S.), Section 7-148(c)(7) and Section 14-150a. This Ordinance is to be enforced as a blight ordinance, pursuant to Section 7-148(c)(7)(H)(xv), and as a nuisance ordinance, pursuant to C.G.S. Section 7-148(c)(7)(E).

Section 3. Scope of Provisions

Many of the blighted properties may be rehabilitated, reconstructed, demolished, cleaned up, groomed, maintained, returned to satisfactory condition or reused to provide decent, safe, sanitary housing or commercial facilities. Such rehabilitation, reconstruction, demolition, cleanup or reuse of the blighted and nuisance properties would eliminate, remedy and prevent adverse conditions.

This Ordinance shall apply to the maintenance of all properties now in existence or hereafter constructed, maintained, or modified but shall exclude: agricultural lands as defined in Section 22-3(b) of the Connecticut General Statutes, land preserved in its natural state through conservation easements, or areas designated as inland wetlands and watercourses.

Section 4. Definitions

For the purpose of this Ordinance, the following words, terms and phrases shall have the following meanings, unless the context indicates otherwise:

- A. Legal Occupancy - Occupancy in accordance with state building, state fire, local zoning, or all other pertinent codes and Connecticut General Statutes.
- B. New Owner Or New Occupant - Per PA 12-146(3)(b) , "new owner" means any person or entity who has taken title to a property, and "new occupant" means any person who has taken occupancy of a property, within thirty days of the notice, of violation and reasonable opportunity to remediate required by C.G.S. 7-148 ( c ) (7)(h)(xv).
- C. Dilapidated - Any building or structure or part thereof that would not qualify for a Certificate of Occupancy or which is deemed an unsafe structure as defined in the Connecticut State Building Code, or any dwelling or unit which is designated as unfit or unsafe for human habitation as defined by the Connecticut Health Code.
- D. Abandoned Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel which has the appearance that the owner has relinquished control without the intent of reclaiming it including but not limited to, a vehicle or marine vessel with no marker plates, or one

E. Abandoned Property - Any real property on which there is a vacant structure and on which (1) real property taxes have been delinquent for one year or more and orders have been issued by the Fire Marshal, Building and Zoning Official or Health District and there has been no compliance with these orders within the prescribed time given by such official or within 90 days, whichever is longer, (2) the owner has declared in writing to the Building and Zoning Official that the property is abandoned or (3) there has been a determination by the Zoning Official, in accordance with this Ordinance, that the vacant structure contributes to blight.

F. Blighted Property -Any building, structure or parcel of land in or on which at least one of the following conditions exists:

1. It is dilapidated as documented by the Building and Zoning Official.
2. It is being used for or used as storage or harbor for illegal activity as documented by the Police Department, including criminal activities per investigations, arrest warrant applications and actual arrest convictions.
3. It is a fire hazard as determined by the Fire Marshal or as documented by the Fire Department.
4. The condition of the building, structure or parcel of land constitutes an unsafe structure as defined by the Connecticut Building Code and poses a serious or immediate danger to the safety, health or general welfare of the community as documented by the Building and Zoning Official or by the Health District.
5. It is not being adequately maintained, as determined by the following factors:
  - a. missing or boarded windows or doors, collapsing or missing walls, roof or floors,
  - b. seriously damaged or missing siding, or the building is otherwise dilapidated,
  - c. a structurally faulty foundation, fire damage, or physical hazards,
  - d. rodent harborage and infestation, improper storage of garbage, trash, rubbish, discarded household appliance or furniture, tires, discarded motor vehicle parts,
  - e. an overgrown plot of grass, customarily tended or mowed, adjacent to and/or part of a residence, business, commercial entity, or estate, wherein the grass has not been mowed and has grown to at least nine inches in length,
  - f. peeling or chipping paint exceeding thirty-three percent (33%) of the structure's total exposed surface area.
6. Any unregistered, abandoned or inoperable motor vehicle or marine vessel located on a parcel of land for a period exceeding 30 days.

Exceptions:

- a. Vehicles or marine vessels under cover. One unregistered motor vehicle or marine vessel being offered for sale by the owner or tenant provided said motor vehicle or vessel does not remain on the same property for a period exceeding 60 days.
- b. Motor vehicles located on a property of a business enterprise lawfully licensed by the Town of Ledyard and Connecticut Department of Motor Vehicles.
- c. Any motor vehicle, which is in operable condition specifically adapted or

- i. Only two such vehicles or vessels shall be allowed at one time on the property in question.
- ii. Parts used in the restoration must be stored in the vehicle or marine vessel or in a structure.
- iii. Such motor vehicles or marine vessels shall be covered and secured with a cover or tarp, provided the tarp is securely attached whenever work is not being done on them.
- iv. The brush and growth under and around the motor vehicle(s) or marine vessel(s) shall be controlled and mowed.

- 7. It creates substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the neighborhood as documented by neighborhood complaints, which complaints have been independently substantiated.
- 8. Its inadequate maintenance or dilapidated condition has led to the cancellation of insurance on proximate properties.
- 9. Its inadequate maintenance or dilapidated condition has materially contributed to a decline or diminution in property values on proximate properties.
- 10. It is adjacent to a sidewalk, for which the property's owner, agent, tenant or responsible person is responsible for maintaining safe conditions for the use of the public pursuant to ordinances and regulations of the Town of Ledyard, and its sidewalk is in any way obstructed by or littered with any substance, including trees, bushes, overgrowth, leaves, gravel, dirt, rubbish, garbage, bulky waste or trash, which would in any way impede or imperil public travel upon said sidewalk or render it unsafe.
- 11. It attracts or harbors rodents, insects, vermin or disease-carrying animals.

- G. Building and Zoning Official - Building Official as defined in C.G.S., Section 29-260.
- H. Citation Hearing Committee - The Mayor shall appoint one or more Citation Hearing Officer(s), as defined in and pursuant to C.G.S., Section 7-152c to serve on the Citation Hearing Committee.
- I. Enforcement Officer - The Enforcement Officer(s) are those authorized by the Mayor to take such enforcement actions and to issue citations as specified in this Ordinance.
- J. Exempt Property - Any property acquired by the Town of Ledyard through foreclosure, eminent domain, or by a deed in lieu of foreclosure would be exempt from the provisions of this Ordinance only during the first six (6) months following the date of the foreclosure, and any building or structure undergoing remodeling being diligently conducted and pursued under an active building permit would only be exempt during such remodeling period.
- K. Inoperable Motor Vehicle or Marine Vessel - Any motor vehicle or marine vessel that is incapable of performing the function for which it was designed by virtue of missing parts or broken or severely damaged components.
- L. Marine Vessel - A ship, boat or other craft used in water navigation
- M. Motor Vehicle - Any device propelled by any power other than human power that is or was



- N. Neighborhood - An area of the Town of Ledyard comprised of premises or parcels of land any part of which is within a radius of 800 feet of any part of another parcel or lot within the Town of Ledyard.
- O. Public View - Visible from any public right of way or neighboring property.
- P. Sidewalk. Any public way adjacent to streets, highways and those public rights of ways used for vehicular traffic that are used for pedestrian traffic.
- Q. Under Cover Completely enclosed in a garage or other building serving the same purpose of a garage.
- R. Unregistered Motor Vehicle or Marine Vessel Any motor vehicle or marine vessel that in its present condition is able to be registered but does not have a valid registration.
- S. Vacant - A period of sixty (60) days or longer during which a building subject to this Ordinance is not legally occupied. Vacant status in and of itself does not constitute a blighted building.

Section 5. Designation of Blighted Property

- A. The Enforcement Officer(s) shall be responsible for determining whether a property which comes to the attention of the Town, whether through written complaint or through the normal operations of the Town, is blighted according to the definitions in this Ordinance.
- B. The Enforcement Officer(s) shall investigate and document conditions of blight, if any, and file a written report with the Mayor or his/her designee. The Enforcement Officer's report shall state whether or not the property is a blighted property within the meaning of this Ordinance. Such report shall be kept by the Town and may be available to the property owner upon request.

Section 6. Property Owner Notification

- 1. Whenever the Town of Ledyard identifies a blighted premises, written notice of the violation shall be given to the owner and/or the occupant of the property, by posting a notice of the violation in a conspicuous location at the blighted premises, and delivering a copy of the notice of the violation to an owner, either by hand delivery or by mail. Said notice shall specify that the owner or occupant has seven days, from the date notice was posted and mailed, to remediate the blighted conditions, or the Town will take enforcement action. In the case of an unidentified owner or one whose address is unknown, the Enforcement Officer shall publish a notice in a local newspaper stating the property is cited for blight and, if applicable, whether the property has been determined to be abandoned.

The notice shall contain the following information:

- a. The address of the affected property.
- b. The exact nature of the violation.
- c. The time allowed for corrective action shall be in accordance with CGS 7-148.
- d. The penalty for continued violation of this Ordinance.
- e. The availability of a hearing procedure before the Blight Appeals Committee pursuant to CGS 7-152c; and
- f. The penalty for violation of this ordinance shall be \$100 for each day that a violation continues.

3. After the expiration of the seven-day period specified in subsection (A) of this section and without the alternate timetable specified in subsection (B) above, the Town of Ledyard, through its designated agents, may enter blighted premises during reasonable hours for the purposes of remediating blighted conditions, provided neither the Town of Ledyard, nor its designated agents, enter any dwelling house or structure on such property. Costs associated with the remediation of blight may be recovered by the Town in accordance with C.G.S. Section 49-73(b).

Section 7. Creation or Continuation of Blighted Property Prohibited

No person, firm or corporation, no owner, agent, tenant, operator, possessor of real property, and no other person responsible for the care, maintenance and/or condition of real property, shall cause or allow any blighted property, as defined in Section II of this Ordinance, to be created or continued.

Section 8. Enforcement: Criminal Violations And Civil Penalties

- A. Criminal Violations: Pursuant to C.G.S. 7-148 (c) (7) (H) (xv), any person or entity who, after written notice and a reasonable opportunity to remediate blighted conditions as specified in Section 6(A) of this Ordinance, willfully violates Section 4 of this Ordinance, may be fined by the State of Connecticut not more than two hundred and fifty dollars (\$250.00) for each day for which it can be shown, based upon an actual inspection of the property on each such day, the blighted conditions continued to exist after written notice to the owner or occupant, as provided in Section 6 (A). This section is designated as a violation pursuant to C.G.S. 53a-27.
  1. No person or entity shall be found guilty of a violation pursuant to Section 7 (A) and a civil penalty pursuant to Section 7 (B) of this Ordinance for the same occurrence.
  2. Any person who is a new owner or occupant shall, upon request, be granted a thirty-day extension of the notice and opportunity to remediate, provided pursuant to Section 6(A), prior to imposition of a fine; if the blight is remediated during said extension, the case shall be dismissed.
- B. Civil Penalties: Any person or entity who fails to comply with Section 4 of this ordinance, and, thereafter, fails to remediate the blighted conditions within five days of the notice provided pursuant to Section 6 (A) may be assessed a civil penalty for each building, structure or parcel of land in violation of this Ordinance. The amount of the civil penalty shall be one hundred dollars (\$100.00) per day. Each day a building, structure or parcel of land remains in violation of this Ordinance shall constitute grounds for the assessment of a separate civil penalty. The issuing officer shall deliver written notice of the civil penalty, either by hand delivery or by mail, to the owner or occupant responsible for the blighted premises. Said notice will include the nature of the violation and the penalty being assessed.
  1. Penalties assessed pursuant to subsection (B) of this section shall be enforceable by citation pursuant to C.G.S. Section 7-152c.
  2. Persons or entities assessed a penalty pursuant to subsection (B) of this section shall remit fines for said violation within ten (10) days of the mailing of notice thereof. The fine imposed shall be payable to the Town of Ledyard. Uncontested payments received pursuant to this subsection shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the person or entity making the payment.

Section 9. Civil Penalty Citation Hearing Procedure

- A. Notification of right to hearing. At the time that the civil penalty is assessed, the person

1. that the owner may request a hearing to contest the determination of blight and/or the assessed penalty,
2. that the owner must provide a written request for such a hearing within ten days of the date of notification,
3. that if the property owner does not demand such a hearing, an assessment and judgment shall be entered against the property owner
4. that the judgment may be issued without further notice.

B. Rights of the Respondent

1. Admission of Liability. If the property owner who is sent notice pursuant to subsection (A) above wishes to admit liability for any alleged violation, the owner may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail in accordance with Section 7 (A) (2) above and remediate the blighted property. Payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of the property owner making the payment.
  2. Constructive Admission of Liability. Any person or entity who fails to deliver or mail written demand for a hearing within ten days of the date of the first notice provided for in subsection A above shall be deemed to have admitted liability, and the Citation Hearing Board shall certify the property owner's failure to respond to the Citation Hearing Board. The Citation Hearing Board shall thereupon enter and assess the fines, penalties, costs or fees provided for in this ordinance including per diem penalties retroactive to the original date of expected remediation as specified in Section 6(A) and shall follow the procedures set forth in Section 8 (C) of this ordinance.
  3. Right to Hearing. Any person or entity who requests a hearing shall be given written notice of the date, time and place for the hearing. The hearing shall be held not less than fifteen days, nor more than thirty days, from the date of the mailing of notice, provided, the Citation Hearing Board may grant, upon good cause shown, any reasonable request by any interested party for continuance.
- C. Formal Hearing Procedure. The Citation Hearing Officer shall preside over a hearing which shall be held in the manner outlined in Connecticut General Statutes, Section 7-152c. The Citation Hearing Officer shall render the decision in writing and file it within five days with the Enforcement Officer, the Mayor, and send it by certified mail, return receipt requested, to the property owner or other responsible person and to all parties in the proceedings. The Citation Hearing Officer may decide one of the following:
1. Dismissal. If the Citation Hearing Officer determines that the respondent is not liable, the Citation Hearing Officer shall dismiss the matter, and enter the determination in writing.
  2. Finding of Liability: Assessment. If the Citation Hearing Officer determines that the respondent is liable for the violation, the Citation Hearing Officer shall enter and assess the fines, penalties, costs or fees against the respondent, as provided by the Section 7 (A) including per diem penalties retroactive to the expected date of remediation as set forth in Section 5 (A).

D. Notice of Assessment; Effect.

1. Assessments must be paid to the Town of Ledyard within 10 days of receipt of the Citation Hearing Officer's determination.

judicial district civil courthouse), together with the appropriate entry fee. The certified copy of the notice of assessment shall constitute a record of assessment. Within the twelve-month period, assessments against the same person may be accrued and filed as one record of assessment.

- a. Entry of judgment. The court clerk shall enter judgment in the amount of the record of assessment, and court costs, allowed by the General Statutes, in favor of the Town pursuant to C.G.S. 7152(c).
  - b. Effect of judgment; levy of execution permitted. Notwithstanding any provision of the General Statutes, the Citation Hearing Officer's assessment, when so entered as a judgment, shall have effect of a civil monetary judgment, and a levy of execution on the judgment may issue without further notice, to the respondent.
- E. A decision of the Citation Hearing Officer may be appealed to Superior Court in accordance with the provisions of C.G.S., Section 7-152c(g).

#### Section 10. Failure to Respond to Citation

- A. If the property owner, agent, tenant or responsible person fails to respond to the citation of blight or is unwilling or unable to rehabilitate, demolish, groom, or maintain the blighted property according to the provisions of this Ordinance, the Town may:
1. Take the necessary steps to acquire blighted properties, which have been certified by the Building and Zoning Official to be abandoned pursuant to the Urban Homestead Act of the Connecticut General Statutes.
  2. Take the necessary steps to acquire and rehabilitate the blighted premises in accordance with the Town of Ledyard Plan of Conservation and Development.
  3. Take the necessary steps to acquire blighted properties using other state or federal means as they may be available.

#### Section 11. Removal of Abandoned, Inoperable or Unregistered Motor Vehicles

For all properties declared blighted properties within the meaning of this Ordinance as a result of the presence of an abandoned, inoperable or unregistered motor vehicle, which blighted condition has remained in effect for thirty (30) days or which motor vehicle has remained abandoned, inoperable or unregistered on site for thirty (30) days after:

1. Notice by hand delivery or by certified mail, return receipt requested, to the last known address of the owner of the property on which such motor vehicle remains, or the owner of the abandoned motor vehicle, if different from the owner of the property requesting the removal of such motor vehicle; and
2. Notice in a newspaper having a general circulation in the Town of Ledyard.

The Chief of Police may provide for the removal and storage of said motor vehicle or parts thereof. The costs of the removal and storage of said motor vehicle or parts thereof and the costs of notices shall be borne by the owner of the property from which the motor vehicle or parts thereof are removed or, if the owner of the property is not the owner of the abandoned motor vehicle, by the owner of the abandoned motor vehicle.

Any motor vehicle that is removed pursuant to this Ordinance may not be returned to the same property unless it has been made operable and has been registered.

If the costs of the removal and storage of the motor vehicle remain unpaid for a period of thirty (30) days, the Chief of Police may and shall remove the vehicle.

Ledyard at least ten (10) days prior to said auction date. The proceeds of such sale will be used by the Chief of Police to defray the costs of removal, storage and notice. If there should be any money left over after the payment of said costs, the excess proceeds shall be turned over to the owner of the property involved, or if the owner of the property is different from the owner of the abandoned motor vehicle, or if neither property is known, said funds shall be deposited in the General Fund of the municipality.

Any person aggrieved by a notice requesting the removal of a motor vehicle or by the removal of same may, within 15 days of receipt of notice, appeal said ruling to the Citation Hearing Officer. Said appeal shall be heard and appeals may be taken from any such hearing in accordance with the procedures as set forth in the C.G.S., Section 7152c.

#### Section 12. Collection of Fines Imposed and Costs Incurred

- A. All fines imposed for violation of this Ordinance shall be payable to the Town of Ledyard and deposited in the General Fund.
- B. Upon petition of the property owner, the Town Council may waive and release the penalties and liens (excluding motor vehicle violations) if:
  - 1. The Town of Ledyard acquires the property; or
  - 2. At the time of the sale of the blighted property, in the Town Council's opinion, the buyer has the financial ability and intention and has indicated in writing to the Town Council his, her, or its intent to immediately rehabilitate the blighted property. Failure to rehabilitate the blighted property, within the agreed upon timeframe will result in reinstatement of the previous penalties and liens as well as accrual of additional penalties and liens from the date of the waiver.
- C. Pursuant to C.G.S., Section 7-148aa, any unpaid fine imposed pursuant to this Ordinance shall constitute a lien upon the real estate against which the fine was imposed from the date of such fine. In addition, pursuant to C.G.S. 49-73, any expenses incurred by the Town pursuant to this Ordinance shall be subject to a lien. Said lien may be foreclosed upon and enforced in the same manner as property tax liens. The Town of Ledyard Tax Collector is hereby empowered to place a lien on the land records in the manner as specified by Connecticut General Statutes provided a copy of said lien is mailed by first class mail to the owner as set forth on the most recent tax assessment list.

#### Section 13. Municipal Abatement

In any action to enforce this Ordinance or to enforce any violation hereof, including the failure to pay a fine or penalty, the Town of Ledyard may recover its costs, any and all fines provided for herein, equitable and legal relief, along with any reasonable attorney fees and its witness fees and such other relief as permitted by law.

#### Section 14. Administrative Responsibility

The Enforcement Officer(s) may prescribe administrative procedures necessary for the purpose of effectuating this Ordinance, which procedure shall be approved by the Town Council.

#### Section 15. Severability

If any section, or part of a section, of this Ordinance shall be held by a court of competent jurisdiction to be invalid, such holding shall not be deemed to invalidate the remaining provisions hereof.

#### Section 16. Violation

Section 17. Effective Date

In accordance with the Town Charter this ordinance shall become effective on the twenty-first (21st) day after such publication following its final passage.

Amended, Adopted and by the Ledyard Town Council on: October 23, 2019

Linda C. Davis  
Linda C. Davis, Chairman

Fred Allyn, III  
Fred Allyn, III, Mayor

Approved/Disapproved on: 10/24/2019

Published on: October 31, 2019

Effective Date: November 21, 2019

Patricia A. Riley  
Patricia A. Riley, Town Clerk

\*\*\*\*\*  
Revision: Ordinance #130 "*Town of Ledyard Blight Ordinance*" Adopted March 12, 2013.

History: The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered Ordinance #130 "*Town of Ledyard Blight Ordinance*" to Ordinance #300-012. No changes were made to the Ordinance (Town Council September 25, 2019 meeting).

2013: Ordinance #130 "*Town of Ledyard Blight Ordinance*" was adopted after several years of work and debate. The intent of the Ordinance is to protect property values by providing the town with another tool to deal with problem properties in town, such as foreclosed properties/bank owned properties that have not been maintained for years. The Ordinance provides the town with a tool to request the bank mow the grass, trim the hedges, etc., because the neighbors are affected by the unmaintained property. The Ordinance also enabled the Town to request certain commercial and industrial properties be cleaned up and be maintained. The intent of the Ordinance is not intended to cause conflict between neighbors.

2019: The "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" was a complete rewrite of the Town of "*Ledyard Blight Ordinance*", to more clearly define the intent.



**File #:** 22-020

**Agenda Date:** 3/6/2023

**Agenda #:** 3.

## LAND USE

### **Subject/Application:**

Status update regarding security and safety concerns regarding Park on East Drive

### **Background:**

Residents have expressed concerns regarding illicit behavior and safety concerns at the Park on East Drive.

Residents have met with the Mayor Allyn, III, Police Chief John Rich, and Parks & Recreation Director Scott Johnson, Jr. to discuss some vulgar graffiti that had been painted in the park.

Many town departments have been involved to try to resolve issues, including the Mayor's Office, Police Department, Public Works Department, and the Parks & Recreation Department.

With the warmer weather activity at East Street Park was expected to increase the Police Department would be step up patrols.

### **Land Use Director/Town Planner:**

(type text here)

### **Meeting Action Detail:**

#### **Land Use/Planning/Public Works Committee Meeting 02/06/2023:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

**Action:** No Action

### **Minute Note:**

No update.

Action : No Action

#### **Land Use/Planning/Public Works Committee Meeting 01/09/2023:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

**Action:** Continued

**Minute Note:**

Councilor Paul stated he visited the Park on East Drive and he noted the positive progress that has been made with the new lights, etc. He stated in speaking to Chief Rich regarding activity at the Park that the last call was in response to some rambunctious kids at the park in October, 2022. He stated Parks and Recreation and the Police Department have been doing a great job.

Councilor Rodriguez stated that she spoke with Mr. Jamison on January 8, 2023 noting that had the following comments:

- Parks and Recreation was doing a great job with locking the gate every night.
- The new lights were great.
- According to Mr. Jamison, the Police Departments response to the Park was 20-minutes. Mr. Jamison stated that:
  - Ledyard needed to hire more police to reduce response times; or
  - Request mutual aid from surrounding town's if the Ledyard's Police could not respond in a more-timely fashion.

Chairman Dombrowski noted with the winter weather and getting darker earlier that there has been less activity at the Park.

Councilor Marshall noted Mr. Jamison's comments that Councilor Rodriguez relayed regarding the Police Department's response time. He stated that Mr. Jamison's comments were unrealistic and not reasonable.

Councilor Paul stated the purpose of keeping the Park on East Drive on their agenda was to monitor the progress the Park improvements, noting that the discussion was regarding East Drive Park (Christy Hill Park).

**Action:** Continued

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**Land Use/Planning/Public Works Committee Meeting 12/05/2022:**

**File #:** [22020](#) Version: 1

**Type:** Land Use



**Title:** Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

**Minute Note:**

Councilor Paul stated he visited the Park on East Drive and he noted the positive progress that has been made with the new lights, etc.

Action: Continued

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**Land Use/Planning/Public Works Committee Meeting 11/07/2022:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

**Minute Note:**

Chairman Dombrowski noted in speaking to a resident that they were pleased with that the lights were working and that wood chips for the playscape area had arrived.

Councilor Paul stated he visited the Park on East Drive and he noted the positive progress that has been made.

Action: Continued

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**Land Use/Planning/Public Works Committee Meeting 10/03/2022:**

**File #:** [22020](#) Version: 1

**Type:** Land Use

**Title:** Status update regarding security and safety concerns regarding Park on East Drive

Action: Continued

**Minute Note:**

Councilor Paul noted Mr. Jamison's e-mail dated September 27, 2022 which included photographs of the new lights. He stated the electricity has been connected to the poles and the lights looked beautiful.

Councilor Rodriguez stated they were making progress at the Park, noting that the lights have been installed and turned on and that the railroad ties have been delivered. She thanked Mr. Jamison for moving the ties out of

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the way of the swing set. She noted Parks & Recreation Director Scott Johnson, Jr. talked with the Mayor regarding the special type of paint that was required to cover the graffiti. She stated although progress was slow that it was being made. She stated she looked forward to seeing the Park next Spring, 2023 with the warmer weather.

Councilor Paul stated in his conversation with Parks & Recreation Director Scott Johnson, Jr. they discussed visiting the Park to see the lights turned on. He thanked Mr. and Mrs. Jamison for their interest in the Park and continued updates. He stated they were moving in the right direction.

### **LUPPW Cmt Meeting 9/19/2022**

File #: [22020 <https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6>](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6) Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Action: **No Action (Continued)**

#### **Minute Note:**

Councilor Rodriguez noted although the Parks & Recreation Commission had planned to hold their September 20, 2022 meeting at the Park on East Drive that there was a change in plans; noting that the Parks & Recreation Commission would not be holding their September meeting at the Park.

Councilor Paul, Liaison to the Parks & Recreation Commission, noted at tomorrow night's meeting he would ask the Parks & Recreation Commission whether they planned to reschedule holding one of their meetings at the Park on East Drive.

### **LUPPW Cmt Meeting 8/1/2022**

File #: [22020 <https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6>](https://ledyardct.legistar.com/LegislationDetail.aspx?ID=5741901&GUID=42D8BE98-A4A3-47E4-9E1B-A36DA8A27DF6)

Version: 1

Type: Land Use

Title: Status update regarding security and safety concerns regarding Park on East Drive

Councilor Paul noted the Community Relations cancelled their July 20, 2022 Regular Meeting and held an Informal Conversation with residents at the Park on East Drive. He stated about 15 residents attended the event along with many Town Councilors and Parks & Recreation Director Scott Johnson, Jr. He stated the idea was to discuss important issues

regarding safety concerns at the Park. He noted at times the conversation was a bit contentious, but overall, it turned out to be a positive event, noting that they discussed a number of good ideas to bring back to their respective committees and the neighbors were encouraged to continue to talk to each other and to become more involved in the process as well. He stated although the progress has been slow that they have made some headway with the installation of additional lighting and brush removal. He stated they learned a lot about the Park and a lot about each other.

Councilor Rodriguez stated that she agreed that the Informal Conversation with residents at the Park on East Drive on July 20, 2022 was a little heated at times. However, she stated that they were moving in the right direction. She also noted that Parks & Recreation Director Scott Johnson, Jr. stated the Parks & Recreation Commission would hold their September 20, 2022 meeting at the Park on East Drive.

Action:        [No Action \(Continued\)](#)

**Roxanne Maher**

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**From:** William Saums  
**Sent:** Tuesday, September 27, 2022 12:34 PM  
**To:** William Jamieson Jr  
**Cc:** Town Council Group; Kevin J. Davis; Blakely Elizabeth Jamieson; Fred Allyn, III; John Rich  
**Subject:** RE: East Drive Park Update

Thanks Jamie. I may need to go read it again, but I thought there was some mention of wood chips. Are the ties there for containing wood chips? I could be very wrong....

-Bill

---

**From:** William Jamieson Jr <williamjamiesonjr@gmail.com>  
**Sent:** Tuesday, September 27, 2022 12:13 PM  
**To:** William Saums <WSaums@ledyardct.org>  
**Cc:** Town Council Group <TownCouncil@ledyardct.org>; Kevin J. Davis <kevin.j.davis@outlook.com>; Blakely Elizabeth Jamieson <blakelyelizabethjamieson@gmail.com>; Fred Allyn, III <mayor@ledyardct.org>; John Rich <chief.rich@ledyardct.org>  
**Subject:** Re: East Drive Park Update

Hi Bill,  
 Thank you for the reply. The only mention of the Christy Hill park I see in the minutes is the lighting. Nothing else is addressed including the safety concerns of the exposed railroad ties in the middle of playground or the lumber the town dropped off in the middle of the play area and did not install.

On Tue, Sep 27, 2022, 11:08 AM William Saums <[WSaums@ledyardct.org](mailto:WSaums@ledyardct.org)> wrote:

Bill, Blakely,

The email was received by councilors, and the Community Relations Committee discussed it at their meeting last week. The Parks & Recreation Committee also received a Director's Report about waiting on Eversource to complete the meter, which was in their meeting minutes from their last meeting. There were other updates in the minutes as well.

Here's the link to their minutes: [Meeting Minutes \(legistar.com\)](https://legistar.com)

-Bill Saums

(O) 1-860-572-7181

(M) 1-401-225-5362

**Roxanne Maher**

---

**From:** William Saums  
**Sent:** Tuesday, September 27, 2022 11:08 AM  
**To:** William Jamieson Jr; Town Council Group  
**Cc:** Kevin J. Davis; Blakely Elizabeth Jamieson; Fred Allyn, III; John Rich  
**Subject:** RE: East Drive Park Update

Bill, Blakely,

The email was received by councilors, and the Community Relations Committee discussed it at their meeting last week. The Parks & Recreation Committee also received a Director's Report about waiting on Eversource to complete the meter, which was in their meeting minutes from their last meeting. There were other updates in the minutes as well.

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-Bill Saums  
(O) 1-860-572-7181  
(M) 1-401-225-5362

**From:** William Jamieson Jr <williamjamiesonjr@gmail.com>  
**Sent:** Tuesday, September 27, 2022 8:30 AM  
**To:** Town Council Group <TownCouncil@ledyardct.org>  
**Cc:** Kevin J. Davis <kevin.j.davis@outlook.com>; Blakely Elizabeth Jamieson <blakelyelizabethjamieson@gmail.com>; Fred Allyn, III <mayor@ledyardct.org>; John Rich <chief.rich@ledyardct.org>  
**Subject:** Re: East Drive Park Update

Some people who received this message don't often get email from [williamjamiesonjr@gmail.com](mailto:williamjamiesonjr@gmail.com). [Learn why this is important](#)

Good Morning All,

There has been one update since the last email. The electric meter was finally installed and the lights powered up this week. They look great and I suspect will deter folks from trespassing at night. (See attached photo)

I am not sure if this email reached everyone as I only heard back from Mayor Fred over the last 7 days since I sent the previous email.

Respectfully,  
The Jamieson's

On Tue, Sep 20, 2022, 7:13 PM William Jamieson Jr <[williamjamiesonjr@gmail.com](mailto:williamjamiesonjr@gmail.com)> wrote:

Good Evening Council Members,  
I wanted to update everyone since many of us last met in person on the status of East Dr Park progress.

Since our meeting held at the park, there has been slight progress but not nearly what was promised. For example the table has not been removed from playground woodchip area, lights were installed last month but still not functioning, the Parks & Rec meeting scheduled for this month was suppose to be held at the park and was not, the woodchips were not replaced and as a result there are still hazards that exist from the current condition of them

(protruding railroad ties). There is still offensive graffiti present as well as vandalism occurring after hours. The town dropped off several 4x4's last month and now they just lay as a tripping hazard in the playground and not installed. A swing was stolen and at least eventually replaced.

The positives:

The parks & rec employee responsible for locking the park has been very consistent in his duties of locking at night.

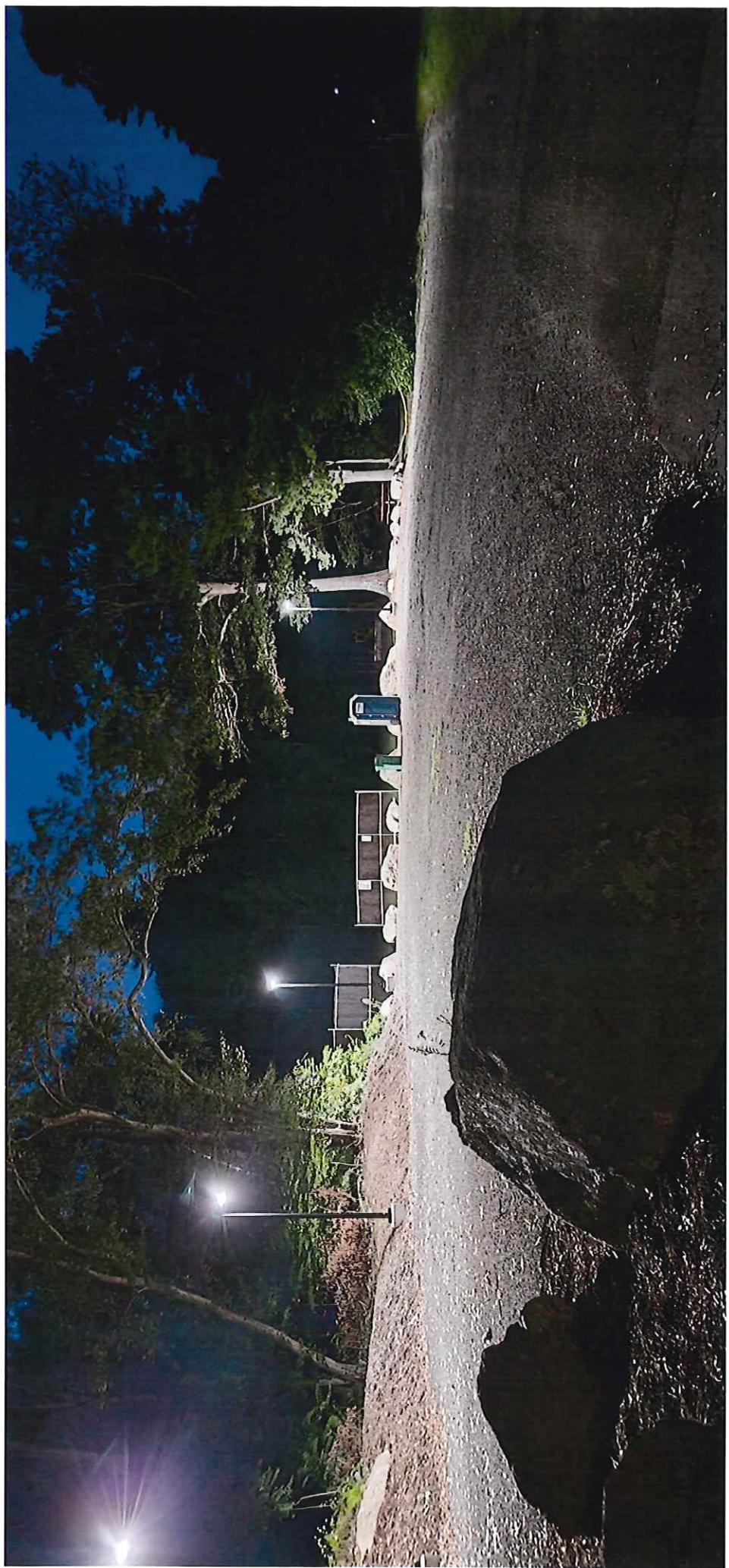
LPD has definitely increased patrols however not improved upon response times.

I have attached several pictures taken today at the park.

Thank You for your continued efforts to return this park to its fullest potential for all the children and families in our community to enjoy.

Respectfully,  
William Jamieson  
16 East Dr, Gales Ferry, CT 06335  
860-383-9008





**Roxanne Maher**

---

**From:** William Jamieson Jr <williamjamiesonjr@gmail.com>  
**Sent:** Tuesday, September 20, 2022 7:13 PM  
**To:** Town Council Group  
**Cc:** Kevin J. Davis; Blakely Elizabeth Jamieson; Fred Allyn, III; John Rich  
**Subject:** East Drive Park Update  
**Attachments:** Screenshot\_20220920-190835\_Gallery.jpg; Screenshot\_20220920-191033\_Gallery.jpg; Screenshot\_20220920-191151\_Gallery.jpg; Screenshot\_20220920\_191111.jpg; Screenshot\_20220920-190814\_Gallery.jpg; Screenshot\_20220920-191140\_Gallery.jpg; Screenshot\_20220920-191128\_Gallery.jpg; Screenshot\_20220920-191020\_Gallery.jpg

Some people who received this message don't often get email from williamjamiesonjr@gmail.com. [Learn why this is important](#)

Good Evening Council Members,

I wanted to update everyone since many of us last met in person on the status of East Dr Park progress.

Since our meeting held at the park, there has been slight progress but not nearly what was promised. For example the table has not been removed from playground woodchip area, lights were installed last month but still not functioning , the Parks & Rec meeting scheduled for this month was suppose to be held at the park and was not, the woodchips were not replaced and as a result there are still hazards that exist from the current condition of them (protruding railroad ties). There is still offensive graffiti present as well as vandalism occurring after hours. The town dropped off several 4x4's last month and now they just lay as a tripping hazard in the playground and not installed. A swing was stolen and at least eventually replaced.

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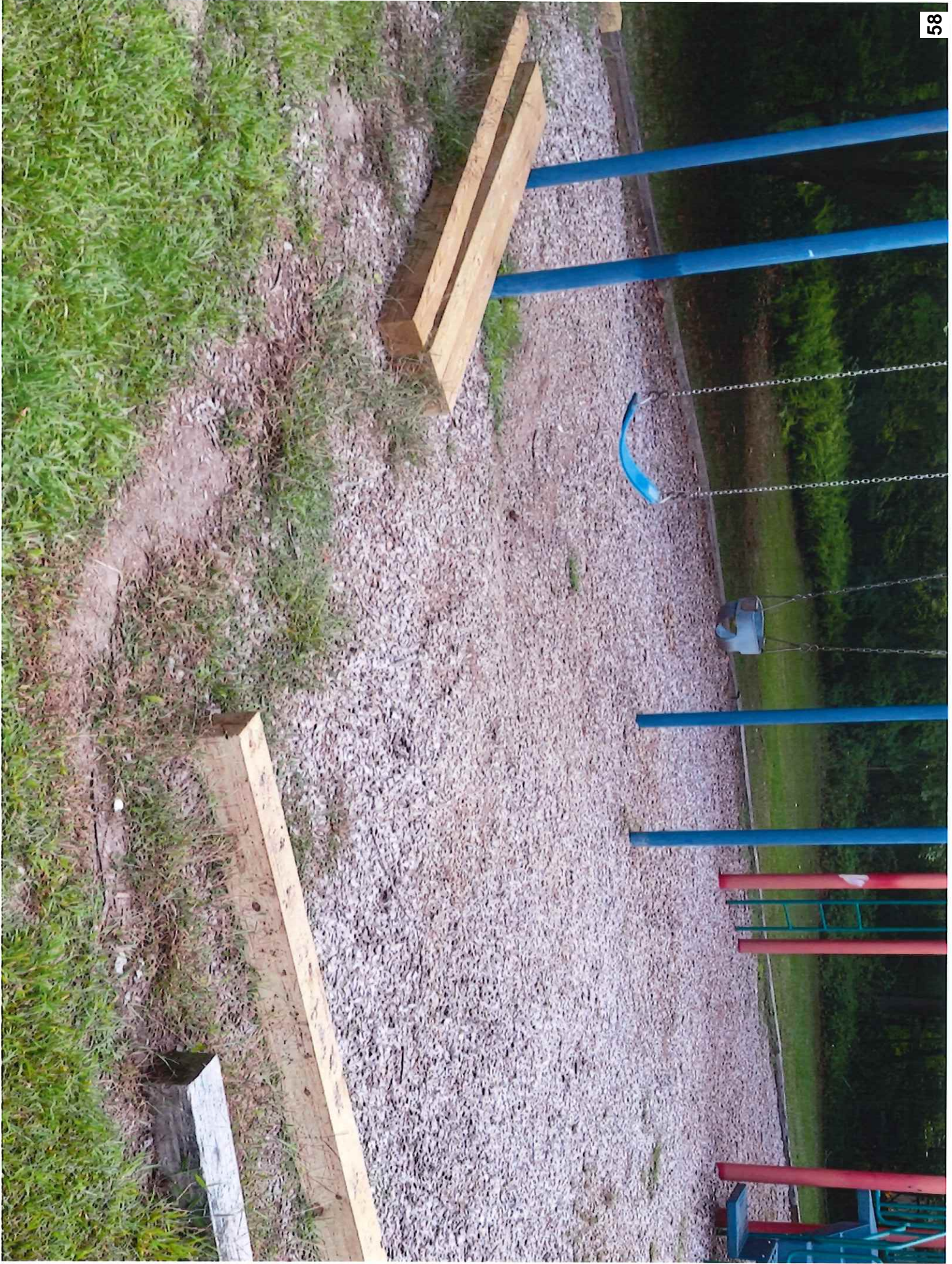








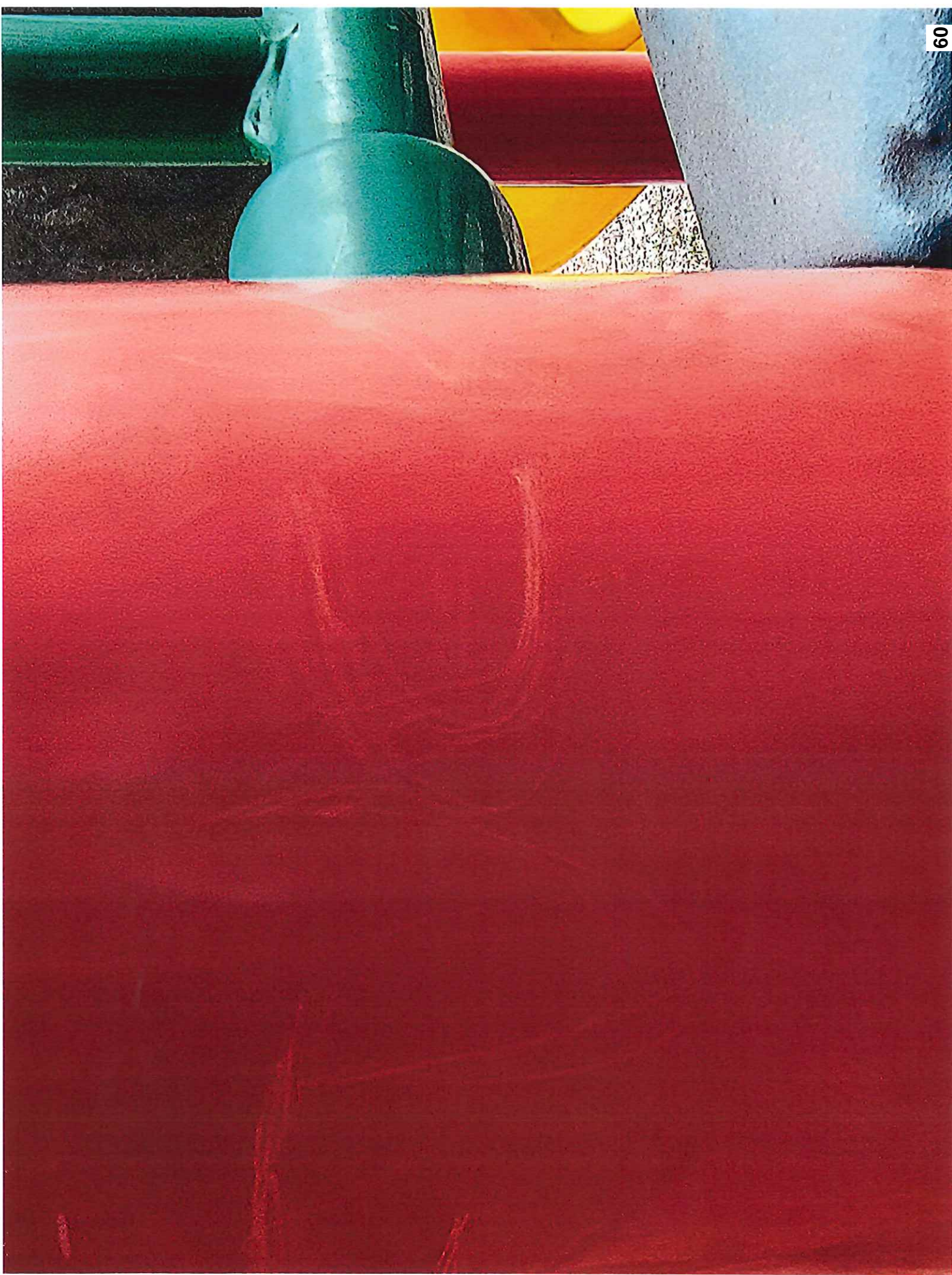












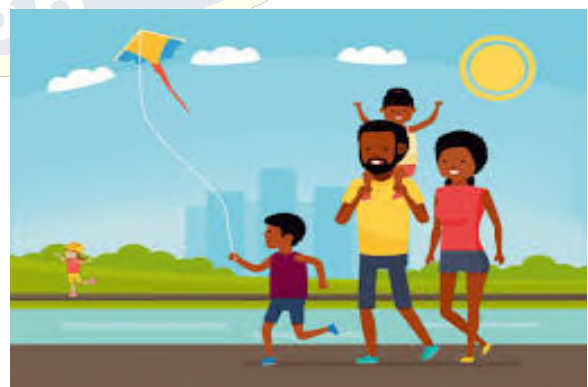




***Park at East Drive***  
**INFORMAL CONVERSATION**  
**WEDNESDAY, JULY 20, 2022**

***6:30 p.m.***

***Please Stop by and Join the  
Community Relations Committee  
in an informal conversation regarding  
topics of interest to our community.  
Your Comments are Important to us!***





# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339-1551  
(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Chairman Kevin J. Dombrowski

July 7, 2022

Glen and Ms. Donna Miller  
3 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Miller:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

The Community Relations Committee invites you and your neighbors to join us on Wednesday, July 20, 2022 at 6:30 p.m. at the Park on East Drive to participate in an informal conversation regarding illicit behavior and safety concerns that have come to our attention.

The Committee looks forward to meeting you and is interested in hearing your comments on these issues or any other items of concern to you and your family.

Should you not be able to attend this event but would like to provide comments please do not hesitate to contact the Town Council at (860) 464-3203 or e-mail: [towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Your comments are important to us.

Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee

*Park on East Drive – Informal Conversation*

GP/rm



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339-1551  
(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Robert M. Johnson  
12 Oakwood Drive  
Gales Ferry Connecticut 06335

Dear Johnson:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Your comments are important to us.

Sincerely,

  
Gary Paul  
Committee Chairman  
Community Relations Committee





# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339-1551  
(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Chairman Kevin J. Dombrowski

July 7, 2022

Gil and Gem Green  
4 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Green:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Your comments are important to us.

Sincerely,

Gary Paul  
Committee Chairman  
Community Relations Committee



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339-1551  
(860) 464-3203  
[towncouncil@ledyardct.org](mailto:towncouncil@ledyardct.org)

Chairman Kevin J. Dombrowski

July 7, 2022

Kevin and Colleen Davis  
7 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Davis:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Committee Chairman  
Community Relations Committee



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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Thomas W. Hertel  
8 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. Hertel:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Committee Chairman  
Community Relations Committee



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Chairman Kevin J. Dombrowski

July 7, 2022

Debora S. Crane and Sarah A. McCarthy  
11 East Drive  
Gales Ferry Connecticut 06335

Dear Ms. Crane and Ms. McCarthy:

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Committee Chairman  
Community Relations Committee





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Chairman Kevin J. Dombrowski

July 7, 2022

Ms. Barbara E. Barnes  
7 East Drive  
Gales Ferry Connecticut 06335

Dear Ms. Barnes:

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Committee Chairman  
Community Relations Committee





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Chairman Kevin J. Dombrowski

July 7, 2022

Hector and Taylor Torres  
7 Hillside Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Torres:

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Committee Chairman  
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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Steven Johnson  
6 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. Johnson:

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Nathan Tustison  
14 Oalwood Drive  
Gales Ferry Connecticut 06335

Dear Mr. Tustison:

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Committee Chairman  
Community Relations Committee



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Chairman Kevin J. Dombrowski

July 7, 2022

William and Blakely Jamieson  
16 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Jamieson:

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Committee Chairman  
Community Relations Committee





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Chairman Kevin J. Dombrowski

July 7, 2022

Shawn and Jacquelin Loftus  
4 Hillside Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Loftus:

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Committee Chairman  
Community Relations Committee



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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Dillion Clark  
10 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. Clark:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Committee Chairman  
Community Relations Committee



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Chairman Kevin J. Dombrowski

July 7, 2022

Cameron M. Perl  
12 East Drive  
Gales Ferry Connecticut 06335

Dear Ms. Perl:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.

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Committee Chairman  
Community Relations Committee



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Chairman Kevin J. Dombrowski

July 7, 2022

Carlos and Desiree Rosado  
24 Christy Hill Road  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Rosado:

The Town Council's Community Relations Committee has been working to actively engage residents to gain an understanding of the issues that are of concern to our community.


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Committee Chairman  
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Chairman Kevin J. Dombrowski

July 7, 2022

Robert and Michelle Partick  
5 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Partick:

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Chairman Kevin J. Dombrowski

July 7, 2022

Joseph and Irene Gramlich  
5 East Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Gramlich:

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Chairman Kevin J. Dombrowski

July 7, 2022

Ms. Susan L. Burns  
6 Rambelwood Drive  
Gales Ferry Connecticut 06335

Dear Ms. Burns:

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Chairman Kevin J. Dombrowski

July 7, 2022

Superior Insulation and Services, LLC  
107 Montauk Avenue  
New London Connecticut 06320

To Whom this May Concern:

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Theodore W. Day  
30 Seabury Avenue  
Gales Ferry Connecticut 06335

Dear Mr. Day:

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Stephanos Stravoravdis  
Ms. Adaliss Rodriguez  
224 Malcein Drive  
Southington Connecticut 06489

Dear Mr. Stravoravdis and Ms. Rodriguez:

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Chairman Kevin J. Dombrowski

July 7, 2022

Jeffery and Nancy Shama  
1 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Shama:

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Alexander J. Corces  
8 Oakwood Drive  
Gales Ferry Connecticut 06335

Dear Mr. Corces:

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Chairman Kevin J. Dombrowski

July 7, 2022

Ms. Anastasia Knight  
6 Hillside Drive  
Gales Ferry Connecticut 06335

Dear Ms. Knight:

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Chairman Kevin J. Dombrowski

July 7, 2022

Jose and Elizabeth Tauzon  
11 Ramblewood Drive  
Gales Ferry Connecticut 06335

Dear Mr. and Mrs. Tauzon:

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Chairman Kevin J. Dombrowski

July 7, 2022

Mr. Carlo Boiones  
6 Oakwood Drive  
Gales Ferry Connecticut 06335

Dear Mr. Boiones:

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Community Relations Committee



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

**File #:** 22-726

**Agenda Date:** 3/6/2023

**Agenda #:** 4.

## AGENDA REQUEST GENERAL DISCUSSION ITEM

### **Subject:**

Discussion regarding the appropriate mechanism to provide information to residents pertaining to the structure and operation of land use processes in the Town of Ledyard.

### **Background:**

**LUPPW Cmt Meeting 10/3/2022:** A resident addressed recent land use developments in town, such as the former Dow Chemical Site; the Liquor Store in the former Veterinarian Building on Route 12, the new Bark N' Brew, or the Dollar General Store going in next to the McDonalds.

The resident noted in attending the Planning & Zoning Meetings he realized that most people in town have no understanding of *Land Use Regulations, Land Use Statutes, how things were done, who had the authority, what the Mayor's role was, what the Town Council's role was, what was the role of the myriad of Land Use Commissions and Boards, and who had the final say.*

It was suggested that the town teach residents about *Land Use*.

Based on the resident's suggestion the LUPPW Committee agreed to discuss how to get information out to residents pertaining the process to address land use matters at their November 7, 2022 meeting.

### **Department Comment/Recommendation:**

(type text here)

### **Meeting Action Detail:**

#### **Land Use/Planning/Public Works Committee Meeting 02/06/2023:**

**File #:** [22726](#) Version: 1

**Type:** Land Use

**Title:** Discussion regarding the appropriate mechanism to provide information to residents pertaining to the structure and operation of land use processes in the Town of

Ledyard.

Action: Continued

[Minute Note:](#)

Councilor Paul stated the Community Relations Committee planned to work with Land Use Director Juliet Hodge to coordinate and schedule an Informational Presentation sometime around April/May, 2023. He noted that the Community Relations Committee was working to keep the Presentation on point/topic by developing a list of Frequently Asked Questions (FAQ) such as: (1) What was the process to obtain a permit to build a deck on my house, (2) What was the process to building a swimming pool; (3) What was the process to build a shed on their property; etc.

Councilor Rodriguez commented on the importance to have the Land Use Informational Presentation noting that residents had a lot of questions on things such as the Dollar Store in Gales Ferry or why the town had six liquor stores in town.

Councilor Paul addressed the importance to structure the Land Use Informational Presentation so that it would address the Land Use Processes, noting that the Land Use Decisions were based on the Zoning Regulations, state statutes and other governing documents. He stated as they did with the Public Works Department's Presentation that the video for Land Use Presentation could be posted on the town's website and on social media sites, such as facebook, etc. He went on to state by posting the video and Frequently Asked Questions on various sites that residents could be directed to watch the video or read the FAQ when they had questions. He stated the hope was that a lot of people would attend the Land Use Informational Presentation in person. However, he stated for those who could not attend, that the Presentation would be recorded and available after the meeting.

Action: Continued

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**Land Use/Planning/Public Works Committee Meeting 01/09/2023:**

**File #:** [22726](#) Version: 1

**Type:** Land Use

**Title:** Discussion regarding the appropriate mechanism to provide information to residents pertaining to the structure and operation of land use processes in the Town of Ledyard.

Action: Continued

[Minute Note:](#)



Councilor Paul stated at the LUPPW Committee's October 3, 2022 meeting they heard comments from a resident regarding the Land Use process and the approval process. He went on to state that they also discussed the importance for residents to understand the complexities of Land Use noting that it involved Regulatory, State Statutes, the Plan of Conservation & Development (POCD), etc. He stated in response to the citizen's comments the LUPPW Committee began to discuss the appropriate mechanisms/platform to get this type of information out to residents.

Councilor Paul went on to state the Community Relations Committee planned to work with Land Use Director Juliet Hodge after the holidays to coordinate and schedule an Informational Presentation sometime around April/May, 2023. He stated at their December 21, 2022 meeting the Community Relations Committee planned to develop a list of questions and topics to keep the Presentation on point/topic.

Action: Continued

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**Land Use/Planning/Public Works Committee Meeting 12/05/2022:**

**File #:** [22726](#) Version: 1

**Type:** Land Use

**Title:** Discussion regarding the appropriate mechanism to provide information to residents pertaining to the structure and operation of land use processes in the Town of Ledyard.

Action: Continued

**Minute Note:**

Councilor Paul stated at the LUPPW Committee's October 3, 2022 meeting they heard comments from a resident regarding the Land Use process and the approval process. He went on to state that they also discussed the importance for residents to understand the complexities of Land Use noting that it involved Regulatory, State Statutes, the Plan of Conservation & Development (POCD), etc., and they discussed a mechanism to get this type of information out to residents.

Councilor Paul went on to note the awesome Informational Presentation that Public Works/Town Engineer Steve Masalin provided at the Committee's November 16, 2022 meeting; and he stated the Community Relations Committee discussed doing something similar to assist the Land Use Departments get information out to residents. He stated as they did for the Public Works Presentation that they could post the meeting video on the town's website for residents to view at a later time or to revisit if they had subsequent questions. He also stated that the LUPPW Committee previously suggested the Land Use Departments draft a *Frequently Asked Questions* (FAQ) that could be posted on the town's website as well and shared on social media pages.

Councilor Paul stated the Community Relations Committee planned to work with Land Use Director Juliet Hodge after the holidays to coordinate and schedule an Informational Presentation sometime before May, 2023.

Councilor Rodriguez noted that the Parks & Recreation Informational Presentation that was held on April 11, 2022 was also excellent. She went on to comment that it was disappointing that the two Informational Presentations were not well attended.

Action: Continued

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**Land Use/Planning/Public Works Committee Meeting 11/07/2022:**

**File #:** [22726](#) Version: 1

**Type:** Land Use

**Title:** Discussion regarding the appropriate mechanism to provide information to residents pertaining to the structure and operation of land use processes in the Town of Ledyard.

Action: Continued

**Minute Note:**

Chairman Dombrowski stated at the LUPPW Committee's October 3, 2022 they heard comments that residents were not sure how the land use process worked regarding permits; the approvals, and who decided what business could come into town. He stated the developments that were specifically mentioned was the Dollar General Store and the Cashman Project on Route 12, Gales Ferry. He stated because the Cashman Project has not submitted any Permit Applications to the town, that there was nothing for the town to comment on at this time. He also mentioned that residents have questioned why the town allowed a Dollar General Store and that they did not try to facilitate other stores such as a *Trader Joes* or a similar type of business.

Councilor Rodriguez stated that there was a misconception that residents think the Town Council has some authority regarding land use matters, which they do not. Chairman Dombrowski agreed, noting that per state statute that the Town Council has no authority regarding zoning matters.

Land Use Director Juliet Hodge stated she tries to answer questions as they come in. She noted that she recently attended the Ledyard Rotary Meeting to explain the land use process regarding the Cashman Development at the former Dow Chemical Property on Route 12, in Gales Ferry to try to get the word out to the community. She stated that she would be willing to attend other groups to answer questions as well.

Chairman Dombrowski stated in 2012 and again in 2019 Councilor McGrattan worked with former Library Director Gale Bradbury to facilitate a "*Know Your Town Program*" which invited residents to visit various Departments during the evening hours each week to become familiar with town staff and to learn about the functionality of each Department. He noted that the week the Land Use Department was featured that the resident turnout was low.

Councilor McGrattan agreed with Chairman Dombrowski's recollection of the "*Know Your Town Program*" and resident's interest/participation, noting that there were a number of programs that no residents attended at



all.

Chairman Dombrowski stated as Councilor Rodriguez mentioned, land use matters were outside of the Town Councils purview. However, he stated that perhaps the Town Council could help the Land Use Commissions facilitate a discussion.

Councilor Paul suggested the Land Use Commissions hold an Informational Meeting that residents could attend, where the Commissions and town staff could provide an overview of the land use processes.

Land Use Director Juliet Hodge explained that the time for residents to provide input was during the drafting/update of the Zoning Regulations. She stated if an Application meets the Zoning Regulations that it must be approved regardless of people's opinions. She went on to explain during an Application Public Hearing the Planning & Zoning Commission was looking to receive facts as to whether the Application met or did not meet the Zoning Regulations, noting that all of the Commission's decisions were fact driven and were not subject to opinion. She stated if residents did not want franchise business such as the Dollar General Store that they could have included something in the recent Zoning Regulations Update pertaining to commercial businesses in the Design District. However, she stated the Planning & Zoning Commission received very little public input during the work sessions and public hearings to update the Zoning Regulations.

The LUPPW Committee discussed ways to provide information to residents pertaining to the structure and operations of the Town's Land Use process which included posting a *Frequently Asked Question* (FAQ) Sheet uploading short videos on the town's website which would answer land use questions and could be linked to social media pages.

The LUPPW Committee and Ms. Hodge also discussed the challenge to attract development noting that Developers look at the demographics and they also consider the limited access to I-95 and I-395, noting to the west was Thames River, to the east was the Groton Reservoir, to the south was the US Navy Subbase, the Commissary and Stop & Shop; and to the north was Montville and Norwich with shopping grocery and retail shopping available.

Action: Continued (Next Meeting 12/5/2022)



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 22-096

**Agenda Date:** 3/6/2023

**Agenda #:** 2.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**

Any other New Business proper to come before the Committee.

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)